Karen Johnson Davidson County
Batch# 576460 DEEDWARR
02/24/2021 12:21:39 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20210224-0022977

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00

Affiant

Subscribed and sworn to before me this 23rd day of February, 2021.

Notary Public
My commission expires: 9-6-22

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rebecca Nye and Nikolaj Johannes Werk	Movement Mortgage, LLC	172-09-0A-047.00-C
6364 Banbury Station	8024 Calvin Hall Rd.	
Brentwood, TN 37027	Indian Land, SC 29707	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Alexander H. Sellers, III and Starling Sellers, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rebecca Nye and Nikolaj Johannes Werk, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 47 on the Plan of The Final Plat, Section Two, Banbury Crossing, of record in Plat Book 9700 Pages 605 through 609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Alexander H. Sellers, III, and wife, Starling Sellers by deed from Carla E. Wells, married, of record in Instrument No. 20031105-0162478, Register's Office for Davidson County, Tennessee, and dated October 31, 2003.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Banbury Crossing of record in Plat Book 9700 Pages 605-609 Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 4148 Page 261 and amended in Book 4693 Page 691, Book 10369 Page 48, Book 10962 Page 516, Book 11218 Page 180, Instrument No. 20010523-0053234, and Instrument No. 20030728-0105031 Register's Office for Davidson County, Tennessee.

3. Charter of Banbury Crossing Homeowners Association of record in Book 11187 Page 575 Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Instrument No. 20020610-0070239 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 6364 Banbury Station, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of February, 2021.

Alexander H. Sellers, III

Starling Sellers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of February, 2021, before me personally appeared Alexander H. Sellers, III and Starling Sellers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY