Karen Johnson Davidson County
Batch# 582376 DEEDWARR
03/03/2021 07:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,459.65
20210303-0027023

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is $394,500.00.

Jennifer Russell
Affiant

Subscribed and sworn before me this the 24th day of February, 2021.

Notary Public
My commission expires: 10-21-2024

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Courtenay Leahy	Movement Mortgage Inc	081-11-0 438.00
1713 12th Ave	8024 Calvin Hall Rd.	
Nashville, TN 37208	Indian Lake, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TODD SCOBEY AND CYNTHIA M. KING, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **COURTENAY LEAHY AND ANTHONY JIMENEZ, WIFE AND HUSBAND**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 186, on the Map of D. T. McGavock and Others Addition, as of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Westerly side of 12th Avenue North and extends back between parallel lines, 154 feet to an alley.

Being the same property conveyed to Todd Scobey and Cynthia M. King, as tenants in common with right of survivorship, by deed dated 12/30/2019, from Mariesa Isbell, an unmarried woman, of record in Instrument No. 20200106-0001687, Register's Office for said County.

Also being the same property conveyed to Mariesa Isbell, by deed dated 05/09/2016, from Kenneth A. Jenkins, married, of record in Instrument No. 20160511-0046762, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1713 12th Ave, Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of February, 2021.

Todd Scobey

Cynthia M. King

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Todd Scobey and Cynthia M. King, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2021.

My commission expires: 9-6-22

Notary Public



True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

