Karen Johnson Davidson County
Batch# 600729 DEEDWARR
03/26/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,470.75
20210326-0040033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $397,500.00.

Affiant

Subscribed and sworn to before me, this 25th day of March, 2021.

Notary Public

My commission expires: 6.13.22

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Robert Kuhn	Movement Mortgage, LLC	**060-16-0-121.00**
2746 Jones Avenue	8024 Calvin Hall Road	
Nashville, TN 37207	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mackenzie W. Tierney-Smith and Katherine R. Tierney-Smith, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Robert Kuhn, an unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the South part of Lot No. 21 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by W. W. Turner Company, Engineers, March 14, 1947, as follows:

Beginning at an iron pin in the westerly margin of Jones Avenue, being the Southwest corner of the property conveyed to Andrew B. McClurken and wife, by deed, from Guy Edward Pardue and wife, of record in Book 2880, Page 141, Register's Office for Davidson County, Tennessee; thence with the said McClurken's southerly line North 81 degrees 30 minutes W 825 feet to an iron pin in the easterly margin of a 2-foot reserved strip; thence with the same South 1 degrees 15 minutes W 71 feet to the corner of Lots Nos. 21 and 22; thence with the line between said two lots South 81 degrees 30 minutes E 815 feet to the westerly margin of Jones Avenue; thence with the same North 6 degrees 15 minutes W 71 feet to the beginning.

Being the same property conveyed to Mackenzie W. Smith and Katherine R. Tierney, by Warranty Deed, from David L. Skiles and wife, Toni N. Skiles, dated May 26, 2017, of record in Instrument No. 20170605-0055957, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed, to Mackenzie W. Tierney-Smith and Katherine R. Tierney-Smith, husband and wife, dated October 15, 2020, of record in Instrument No. 20201026-0124127, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 1515, Page 121 and Book 1515, Page 143, Register's Office for Davidson County, Tennessee.
Sanitary sewer and/or Storm Drainage Easement of record in Book 4015, Page 141, in the Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, on property
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2746 Jones Avenue, Nashville, TN 37207.

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 that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 25th day of March, 2021.

Mackenzie W. Tierney-Smith

Katherine R. Tierney-Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of March, 2021, before me personally appeared Mackenzie W. Tierney-Smith and Katherine R. Tierney-Smith, 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 25th day of March, 2021.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-125
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY