RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115327

Karen Johnson Davidson County
Batch# 602744 DEEDWARR
03/30/2021 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $2,194.10
20210330-0041392

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $593,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2021.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian Taylor 1125 Granada Avenue Nashville, TN, 37206	Same address as new owner	08301036600

FOR AND IN CONSIDERATION of the sum of Five Hundred Ninety Three Thousand and 00/100 Dollars ($593,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FORWARD MOTION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **VIVIAN TAYLOR, A UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 30 Map of J.B. Hancock's East End Addition of Record in Book 57, Page 133, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Forward Motion Properties, LLC, a Tennessee Limited Liability Company from Music City Financial, LLC, by Warranty Deed dated 07/24/2019 and recorded 08/05/2019 in Instrument No. 20190805-0077092, Register's Office of said County.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company from Raymond Porter, a married person, by Warranty Deed dated 07/25/2019 and recorded 07/26/2019 in Instrument No. 20190726-0073769, Register's Office of said County.

Being the same property conveyed to Raymond Porter, married from Bank of America, N.A., by Quitclaim Deed dated 07/10/2013 and recorded 08/14/2013 in Instrument No. 20130814-0085187, Register's Office of said County.

Being the same property conveyed to Bank of America, N.A., by Arnold M. Weiss, as Substitute Trustee, by Substitute Trustee's Deed dated 04/30/2013 and recorded 05/13/2013 in Instrument No. 20130513-0047982, Register's Office of said County.

Being the same property conveyed to Stephen Shokhkomyan, unmarried from Rentals, Inc., by Warranty Deed dated 12/21/2007 and recorded 01/03/2008 in Instrument No. 20080103-0000615, Register's Office of said County.

The address of the herein described property is believed to be 1125 Granada Ave, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of March, 2021.

FORWARD MOTION PROPERTIES, LLC

BY: COURTNEY MCCOY, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25 day of March, 2021, before me, appeared Courtney McCoy, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a sole member of Forward Motion Properties, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said Forward Motion Properties, LLC and said officer acknowledged said instrument to be the free act of deed of Forward Motion Properties, LLC.

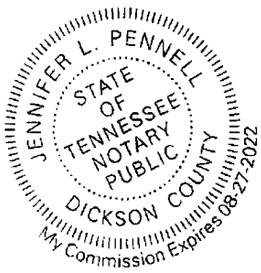
WITNESS my hand and seal, this the 25 day of March, 2021.

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____



True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022