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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~DMSB-BMR21-2903A~~

Karen Johnson Davidson County
Batch# 605725 **DEEDWARR**
04/01/2021 02:03:23 PM 2 pgs
Fees: $13.00 Taxes: $1,853.70

20210401-0043379

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $501,000.00.

Brian Mitchell
Affiant

Subscribed and sworn before me this the 31st day of March, 2021.

Dawn Martin
Notary Public
My commission expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Scott A. Vennell	Movement Mortgage, LLC	072-10-1C 001.00
2903 A Davis St	8024 Calvin Hall Road	
Nashville, TN 37216	Indian Land, 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, BRIAN BRICKEL AND CAITLIN ELIZABETH BRICKEL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SCOTT A. VENNELL, AN UNMARRIED MAN AND RYAN J. VENNELL, AN UNMARRIED MAN, 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 Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 2903 Davis Ave., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171204-0123341, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property

Being the same property conveyed to Brian Brickel and Caitlin Elizabeth Brickel, husband and wife, by Quitclaim Deed dated 10/09/2019, from Brian Brickel, now married, of record in Instrument No. 20191017-0106315, Register's Office for said County.

Also being the same property conveyed to Brian Brickel, an unmarried man, by Warranty Deed dated 11/20/2018, from Clark & Huddleston Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181126-0115152, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2903 A Davis St, Nashville, TN 37216.

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.

BB

Witness my hand this the 31st day of March, 2021.

Brian Brickel

Caitlin Elizabeth Brickel

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian Brickel and Caitlin Elizabeth Brickel, 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 31st day of March, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY