Karen Johnson Davidson County
Batch# 615913 DEEDWARR
04/15/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,489.25
20210415-0050510

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 DAVIDSON

The actual consideration or value, whichever is greater is $402,500.00.

Affiant

Subscribed and sworn before me this the 14th day of April, 2021.

Notary Public
My commission expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Morgan Coker and Robert N. Hicks	Movement Mortgage, LLC	071-08-0 216.00
540 Wesley Ave	8024 Calvin Hall Road	
Nashville, TN 37207	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, MEGAN MCFERRAN A/K/A MEGAN MCFERRAN LEKSELL, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MORGAN COKER, AN UNMARRIED WOMAN AND ROBERT N. HICKS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 Lot No. 39 on the Plan of Section One, Joywood Heights, of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Megan McFerran, an unmarried woman, by deed dated 12/11/2015, from Mid-State Investments, LLC, of record in Instrument Number 20151222-0128781, Register's Office for said County.

The said Megan McFerran and Megan McFerran Leksell are one in the same person.

Said property is investment property for the grantor, never her marital home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 540 Wesley Ave, 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, 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 14 day of April, 2021.

Megan McFerran aka Megan McFerran Leksell

Megan McFerran a/k/a Megan McFerran Leksell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Megan McFerran a/k/a Megan McFerran Leksell, 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 14 day of April, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022