WARRANTY DEED

Karen Johnson Davidson County
Batch# 620259 DEEDWARR
04/21/2021 02:45:19 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210421-0053530

G-SB-RR-21-300-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sheridan Seitz	**Movement Mortgage, LLC**	
(NAME) **300 Stewarts Ferry Pike #4**	(NAME) **8024 Calvin Hall Road**	**096-07-0B-004.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DYLAN GRAYSON BAYLOSIS AND EMILY ANNE BAYLOSIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHERIDAN SEITZ, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180302-0020053, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dylan Grayson Baylosis and Emily Anne Baylosis, husband and wife, by Special Warranty Deed from FPH Investments, GP, a Tennessee Partnership, of record in Instrument No. 20190501-0010137 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on May 01, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180302-0020053, Register's Office for Davidson County, Tennessee.
- Restriction for Stormwater Facilities and Systems of record in Instrument Number 20180309-0022661, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20180306-0020816, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20180124-0007324, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **300 Stewarts Ferry Pike #4, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF APRIL, 2021.

Dylan Grayson Baylosis

Emily Anne Baylosis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DYLAN GRAYSON BAYLOSIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

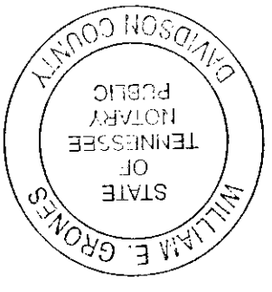


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY ANNE BAYLOSIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of April, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212