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 Williamson

The actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 3 day of May, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kanene Donehey Pipkin and Jason Pipkin 1320 McChesney Avenue Nashville, TN 37216	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	072-03-0 160.00

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, ALEXANDRA JO HANCOCK F/K/A ALEXANDRA J. SUTTON, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KANENE DONEHEY PIPKIN AND JASON PIPKIN, HUSBAND AND WIFE, 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 the westerly one-half of Lot No. 198 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Said part of Lot No. 198 fronts 50 feet on the southerly side of McChesney Avenue and runs back between parallel lines 205 feet to a deadline.

Being the same property conveyed to Alexandra J. Sutton, a married woman, by deed dated 09/28/2018, from Jonathan R. Sutton and Alexandra J. Sutton, husband and wife, of record in Instrument No. 20181015-0102019, Register's Office for said County. Alexandra J. Sutton divorce finalized from Jonathan R. Sutton 11/20/18, Docket No 18D1525.

Also being the same property conveyed to Jonathan R. Sutton and Alexandra J. Sutton, husband and wife, by deed dated 04/16/2016, from Cathy S. Street and husband, John J. Street, of record in Instrument No. 20160415-0036206, Register's Office for said County.

Alexandra Jo Hancock and Alexandra J. Sutton are the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1320 McChesney Avenue, 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.

Karen Johnson Davidson County
Batch# 630982 DEEDWARR
05/07/2021 09:21:36 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20210507-0061458

Witness my hand this the 3 day of May, 2021.

Alexandra Jo Hancock f/k/a Alexandra J. Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alexandra Jo Hancock f/k/a Alexandra J. Sutton, 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 3 day of May, 2021.

My commission expires: 9/18/22

Notary Public

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