Karen Johnson Davidson County
Batch# 634709 DEEDWARR
05/12/2021 12:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,135.16
20210512-0064082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $306,800.00

Affiant

Subscribed and sworn to before me, this 6 day of MAY, 2021

Notary Public

My commission expires: 12/01/2025

NOTARIAL SEAL JON MORRIS NOTARY PUBLIC STATE OF OHIO Comm. Expires 12-01-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nivedhan G. Singh	**MOVEMENT MORTGAGE, LLC.**	**092-06-0-333.00**
711 29th Ave N	**8024 Calvin Hall Rd.**	
Nashville, TN 37209	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jacob Matthews, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nivedhan G. Singh, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of L.C. Thuss' Subdivision a part of the Barrow Lands of record in Plat Book 547, Page 102, 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 Jacob Matthews, a married man, by Warranty Deed from Zachary Cody Hazelwood, unmarried, dated February 17, 2017, of record in Instrument No. 20170222-0017648, Register's Office for Davidson County, Tennessee. Meghan Elizabeth Matthews hereby signs to convey any interest she may have, marital or otherwise, as the wife of Jacob Matthews.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Jacob Matthews Date: 5/6/2021

STATE OF OHIO

COUNTY OF MONTGOMERY

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

Witness my hand, at office, this 6 day of MAY, 2021.

NOTARY PUBLIC

My Commission Expires: 12/01/2025

NOTARIAL SEAL STATE OF OHIO

JON MORRIS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
12-01-2025

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

MAHETEME KINFEGEBRIEL KEBEDE
Notary Public
COMMONWEALTH OF VIRGINIA
My Comm. Expires 31 Jan. 2022
7804602

Date: 06 MAY 2021

Meghan Elizabeth Matthews

STATE OF Virginia

COUNTY OF Fairfax

Personally appeared before me, a Notary Public of said County and State, Meghan Elizabeth Matthews, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of May, 2021.

MAHETEME KINFEGEBRIEL KEBEDE
Notary Public
COMMONWEALTH OF VIRGINIA
My Comm. Expires 31 Jan. 2022
7804602

NOTARY PUBLIC

My Commission Expires: 31 Jan 2022

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY