Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 634970 DEEDWARR
05/13/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,686.83
20210513-0064424

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $455,899.00

Noelle Marchetti
Affiant

Subscribed and sworn to before me this 11 day of May, 2021.

Notary Public
My commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Noelle Marchetti and Daniel Marchetti 5503 Winn Avenue Unit A Nashville, TN 37209	Movement Mortgage, LLC 8024 Calvin Hall Rd, Indian Land, SC 29707	091-10-0X-001-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Stephen L. Beckham, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Noelle Marchetti and Daniel Marchetti, wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 503 A as shown on the Site Plan attached to the Declaration of Covenants, Conditions, and Restrictions for 5503 Winn Avenue of record in Instrument No. 20190401-0029258, 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 Stephen L. Beckham by deed from C&H Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191211-0127672, Register's Office for Davidson County, Tennessee, and dated December 10, 2019.

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20190401-0029258 in the official records of the Davidson County Register of Deeds.

2. All matters appearing on the plan of 5503 Winn Avenue of record in Instrument No. 20190401-0029258 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded as Instrument #20190401-0029258 in the official records of the Davidson County Register of Deeds.

4. By-Laws of record in Instrument No. 20190401-0029258 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 5503 A Winn Avenue, Unit 503A, Nashville, TN 37209

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 11th day of May, 2021.

Stephen L. Beckham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of May, 2021, before me personally appeared Stephen L. Beckham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of May, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY