THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434837**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00 Affiant Subscribed and sworn to before me, this 14th day of May, 2021. Notary Public My Commission Expires: 11.20.23

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Karen Johnson Davidson County
Batch# 638126 DEEDWARR
05/18/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210518-0066727

WARRANTY DEED

Address New Owner: Anna Richards and Joshua Dodd 1004 Petway Avenue Nashville TN 37206	Send Tax Bills To: Movement Mortgage, LLC. 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 083 01 0 256.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kobina P. Ankumah and Katherine G. Ankumah, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anna Richards and Joshua Dodd, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a part of Lot 6 on the Plan of the Division of the real estate of John Hobson, deceased, as of record in Minute Book 'L", Page 363, of the Circuit Court for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Petway Avenue at a point 150 feet East of the land formerly owned by A. W. Hooker, Trustee, the subdivision of which is of record in Book 57, Page 131, thence with the Southerly margin of Petway Avenue, Eastwardly 50 feet to the Northwest corner of the property conveyed to Zack Q. Meyers, by deed from Lewis T. Baxter and wife, as of record in Book 675, Page 703; thence with his Westerly line, Southwardly 150 feet; thence Westwardly and parallel with Petway Avenue 50 feet; thence Northwardly 150 feet to the beginning.

Being the same property conveyed to Kobina P. Ankumah and spouse Katherine G. Ankumah, by Warranty Deed from Samir Patel, of record in Instrument No. 20160805-0081681, in the Register's Office of Davidson County, Tennessee, dated August 03, 2016 and recorded on August 05, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.W. HOOKER'S ADDITION TO EAST NASHVILLE, as recorded in Plat Book 57, Page(s) 131 and Minute Book 'L", Page 363.

This is improved property located at 1004 Petway Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2021.

Kobina P. Ankumah

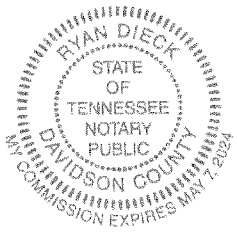
Katherine G. Ankumah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kobina P. Ankumah and Katherine G. Ankumah, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2021.

Notary Public
My Commission Expires: _____



True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON