WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,111.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2021.

_____
Notary Public

MY COMMISSION EXPIRES: 10/3/24
(AFFIX SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 645613 **DEEDWARR**
05/28/2021 10:57:24 AM 2 pgs
Fees: $13.00 Taxes: $1,617.31

20210528-0072339

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexander C Brent, an unmarried man 1205 N. 5th St. Nashville, TN 37207	Movement Mortgage LLC 8024 Calvin Hall Road Indian Land, SC 29707	071-16-0-190.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marc Roth and Megan Hinkle Roth (formerly Megan Hinkle), husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Alexander C Brent, an unmarried man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 and the Southerly one-half 92 on the Plan of Oakwood Park Subdivision of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 91 and part of Lot No. 92 front together 45 feet on the easterly side of North Fifth street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Marc Roth, an unmarried man and Megan Hinkle, an unmarried woman, joint tenants with right of survivorship by Warranty Deed from Nicolas Katsantonis and Allison S. Katsantonis, dated 07/02/2018 and recorded 07/09/2018, of record in Instrument 201807090065756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1205 N. 5th St., Nashville, TN 37207

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 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 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.

Witness my/our hand(s) this the 27th day of May, 2021.

Marc Roth

Megan Hinkle Roth by Marc Roth, Attorney-in-Fact
Megan Hinkle Roth by Marc Roth,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Marc Roth with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor and that he executed the foregoing instrument on hisr own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of May, 2021.

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Marc Roth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Megan Hinkle Roth, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Megan Hinkle Roth, the bargainor, by the said Marc Roth, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 27th day of May, 2021.

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY