Name and Address of New Owner:
Seth Johnson
700 Ringgold Drive
Nashville, TN 37027

Send Tax Statements To:
Movement Mortgage, LLC
8024 Clavin Hall Rd.
Indian Land, SC 29707

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-21051280

Map and Parcel: 059 11 0 044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Willie Mae Hubbert Kendricks, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Seth J. Johnson, an unmarried man and Skadi Kyan Leder, a married woman,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being land in Davidson County, Tennessee, and being all of Lot No. 257, Section 2, Haynes Manor, according to survey and plat of same appearing of record in Book 3700, page 88, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot begins at a point in the southwesterly margin of Cravath Drive; thence in a southwesterly direction 108.0 feet along the common boundary of Lots 257 and 258 to a concrete monument which is the common corner between Lots 257, 258 and 256; thence in a southeasterly direction 95.4 feet along the common boundaries of Lots 256 and 257 to a point in the northwesterly margin of Ringgold Drive; thence in a northeasterly direction 110.21 feet along said margin to a point; thence 39.27 feet around a corner to a point in the southwesterly margin of Cravath Drive; thence 80 feet in a northwesterly direction along said margin to the point of beginning.

Being the same property conveyed to William L. Kendricks and wife, Willie Mae Kendricks by Warranty Deed filed for record on February 24, 1967 in Book 4105, page 686, of the Register's Office of Davidson County, Tennessee. The said William L. Kendricks died on December 23, 2015, leaving Willie Mae Hubbert Kendricks a/k/a Willie Mae Kendricks, as the surviving tenant by the entirety

This conveyance is subject to the following Restrictions of Haynes Manor of record in Book 4062, page 443 and Book 4081, page 854; All matters set forth in Book 3700, page 88, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 700 Ringgold Drive, Nashville, TN 37027

Karen Johnson Davidson County
Batch# 653418 **DEEDWARR**
06/10/2021 09:27:58 AM 2 pgs
Fees: $13.00 Taxes: $928.70
20210610-0078054

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 3rd day of June, 2021. Willie Mae Hubbert Kendricks by Meshelda Ann Kendricks Thompson, Attorney in fact

Willie Mae Hubbert Kendricks by
Meshelda Ann Kendricks Thompson, Attorney-in-Fact

State of Tennessee

County of Davidson

Personally appeared before me, Meshelda Ann Kendricks Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument on behalf of Willie Mae Hubbert Kendricks, that she executed the same as the free act and deed of said Willie Mae Hubbert Kendricks, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Willie Mae Hubbert Kendricks, and appearing of record in Instrument No. 20210610-0078053, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and seal this 3rd of June, 2021.

Irene A. Wade

Notary Public Irene A. Wade
My Commission Expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $251,000.00.

Willie Mae Hubbert Kendricks by Meshelda Ann Kendricks Thompson, Attorney in fact

Affiant Signature

Subscribed and sworn to before me, this 3rd day of June, 2021.

Irene A. Wade

Notary Public Irene A. Wade
My Commission Expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY