STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/8/22
File No. G21-12833

CARMEN COATS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03.08.22

Karen Johnson Davidson County
Batch# 664686 DEEDWARR
06/24/2021 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20210624-0086007

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Courtney O'Shea (NAME)	**Movement Mortgage LLC** (NAME)	51-15-23.04
4615 SAUNDERS AVE. (STREET ADDRESS)	**8024 Calvin Hall Road** (STREET ADDRESS)	
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	**Indian Land, SC 29707** (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Dawn M. Collins, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney O'Shea, an unmarried woman,** 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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being a part of the Lot No. 7 on the Plan of the Craighead Lands of record in Minute Book 1, Pages 108 and 109 and in Plan Book 1, Page 20, Chancery Court at Nashville, described according to a survey made by J.R. Wauford & Company, Consulting Engineers, dated August 23, 1962, as follows:

Beginning on the westerly margin of Saunders Avenue at the southeast corner of the property conveyed to James E. Bates and wife by deed from Frank S. King, Jr., Trustee of record in Book 3502, Page 358, Register's Office for Davidson County, Tennessee; thence with said Bates southern boundary line, westerly 164.6 feet; thence south 2 deg. 22' west 90.3 feet; thence3 easterly 172.3 feet to the westerly margin of Saunders Avenue; thence with the same, north 2 deg 31' west 90 feet to the beginning.

Being the same property conveyed to Dawn M. Collins, an unmarried woman by Deed dated October 13, 2010 from Christine R. Garner, a widow, recorded October 15, 2010, in Instrument Number 20101015-0082701, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. The minute book and plan book mentioned in the legal description are not recorded in the Register's Office. They are in the Chancery Court.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 4615 Saunders Avenue, Nashville, TN 37216.

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. Whenever 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 15th day of June, 2021.

Dawn M. Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2021, before me personally appeared Dawn M. Collins, 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 15th day of June, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

