Karen Johnson Davidson County
Batch# 686366 **DEEDWARR**
07/29/2021 10:22:39 AM 2 pgs
Fees: $13.00 Taxes: $2,338.40

20210729-0102013

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$632,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF **JULY, 2021.**

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRITTANY BIRD & CORI WELLIEVER	**MOVEMENT MORTGAGE, LLC**	**172-06-0A-012.00-CO**
(NAME) **6088 FRONTIER LANE**	(NAME) **8024 CALVIN HALL ROAD**	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) **INDIAN LAND, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, **WE, RACHEL WERNER AND ANDREAS WERNER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY BIRD AND CORI WELLIEVER, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Mountain View, Section 1, Revision One of record in Book 9700, Pages 562 and 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rachel Werner and Andreas Werner, wife and husband, from Mark G. Hardy and Vivian L. Hardy, husband and wife, by deed dated June 27, 2018, of record in Instrument No. 20180628-0062480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record Plan of record in Book 9700, Page 562; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens of record in Book 10053, Page 239, Book 10496, Page 311, Book 10919, Page 327; Open Space of record in Instrument No. 20051130-0143851; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Powers of Attorney for Rachel Werner and Andreas Werner of record in Instrument No. 20210714-0094556 and in Instrument No. 20210714-0094547, said Register's Office.

unimproved ( )
This is improved(**X**) property, known as **6088 FRONTIER LANE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28 day of July, 2021.

Rachel Werner by Lori McCurry, her attorney in fact
RACHEL WERNER
By: Lori McCurry, her Attorney in Fact

Andreas Werner by Lori McCurry, his Attorney in fact
ANDREAS WERNER
By: Lori McCurry, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of July, 2021, before me personally appeared **Lori McCurry, Attorney in Fact for Rachel Werner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Rachel Werner**, and who acknowledged that she executed the same as the free act and deed of **Rachel Werner**.

Witness my hand and official seal at office this 28 day of July, 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of July, 2021, before me personally appeared **Lori McCurry, Attorney in Fact for Andreas Werner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Andreas Werner**, and who acknowledged that she executed the same as the free act and deed of **Andreas Werner**.

Witness my hand and official seal at office this 28 day of July, 2021.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public