Karen Johnson Davidson County
Batch# 696501 **DEEDWARR**
08/12/2021 03:23:41 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20210812-0109168

WARRANTY DEED

DM-VRES-21-1616

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Klinefelter and Amy Klinefelter	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1616 Holly Street	**8024 Calvin Hall Road**	**083 14 0 034.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consiceration, the receipt of which is hereby acknowledged, **ERIC M. QUIRAM AND AMANDA R. QUIRAM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/coes transfer and convey unto **CHRISTOPHER KLINEFELTER AND AMY KLINEFELTER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 25 on the plan of Lindsley Subdivision of the Chadwell Tract, of record in Book 2, Page 24, Chancery Court for Davidson County, Tennessee. Said Lot No. 25 fronts 50 feet on the southerly side of Holly Street, formerly Chadwell Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to to Eric M. Quiram and Amanda R. Quiram by Quitclaim Deed from Eric Quiram and Jason Quiram, of record in Instrument No. 20100927-0076813, Register's Office of Davidson County, Tennessee, dated September 14, 2010 and recorded on September 27, 2010.

Also being the same property conveyed to Eric Quiram and Jason Quiram by Final Decree Confirming Sale of the Chancery Court of Davidson County, Tennessee, of record in Instrument No20051011-0122581, Register's Office of Davidson County, Tennessee, dated December 22, 2004, and recorded on October 11, 2005. See also Order of the Chancery Court of Davidson County, Tennessee, of record in Instrument No. 20060602-0064853, Register's Office of Davidson County, Tennessee, dated May 26, 2006 and recorded on June 2, 2006, and Quitclaim Deed to Eric Quiram and Jason Quiram from Mary Ann Hobbs and William Bryant Groves, of record in Instrument No. 20060209-0016221, Register's Office of Davidson County, Tennessee, dated January 31, 2006 and recorded on February 9, 2006.

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

• Property taxes for the year 2021, a lien not yet due and payable
• Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

• Restrictions, dedications, concitions, reservations, easements and other matters shown on the plat of Lindsley Subdivision of the Chadwell Tract, as recorded in Book 2, Page(s) 24,Chancery Court for Davidson County.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20100423-0030914.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1616 Holly Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10 DAY OF AUGUST, 2021.

Eric M. Quiram

Amanda R. Quiram

STATE OF ~~TENNESSEE~~ NORTH CAROLINA (DT)
COUNTY OF ~~DAVIDSON~~ BUNCOMBE (DT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC M. QUIRAM, the within named bargainor, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~6th~~ 10TH (DT) of August, 2021.

Notary Public
My Commission Expires: 9/22/22
(SEAL)

David Turner
NOTARY PUBLIC
Buncombe County, NC
My Commission Expires September 22, 2022

STATE OF ~~TENNESSEE~~ NORTH CAROLINA (DT)
COUNTY OF ~~DAVIDSON~~ BUNCOMBE (DT)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA R. QUIRAM, the within named bargainor, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~6th~~ 10TH (DT) of August, 2021.

Notary Public
My Commission Expires: 9/22/22
(SEAL)

David Turner
NOTARY PUBLIC
Buncombe County, NC
My Commission Expires September 22, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212