WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 700515 DEEDWARR
08/18/2021 03:09:48 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210818-0112012

G-KW-21-3911

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)
Dylan Wells	**Movement Mortgage, LLC**	
(NAME) **1606 Marsden Avenue**	(NAME) **8024 Calvin Hall Road**	**073-01-0-232.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **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 consideration, the receipt of which is hereby acknowledged, **CAROLYN BREDA AND MARISE QUICK AND GLENN BREDA** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DYLAN WELLS, AN UNMARRIED MAN,** 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 map of Moss Rose Heights, Section No. 3, extended, as of record in Book 1424, page 109, Register's Office for said County.

Said Lot No. 25 fronts 90 feet on the Westerly side of Moss Rose Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Howard L. Breda and wife, Mary T. Breda by Warranty deed from Nancy C. Scott, Executrix, Estate of Ellen Wiley Storrs of record in Book 9274, page 959, Register's Office for Davidson County, Tennessee, dated March 03, 1994 and recorded on March 10, 1994. The said Mary T. Breda having died November 13, 2009 leaving Howard L. Breda as sole surviving tenant by the entirety. Howard L. Breda having died on May 29,2021 leaving property to Carolyn Breda, Marise Quick and Glenn Breda all Heirs a Law of Howard L. Breda as per the Petition to Probate Will as a Minument of Title as Docket No. 21P-1350 in the Seventh Circuit Court for Davidson County, Tennessee and per the Affidavits of Heirship recorded simultaneously herewith of record in Instrument No. 20210818-0112008 and Instrument No. 20210818-0112009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 109, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3911 Moss Rose Drive, Nashville, Tennessee 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 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 13th DAY OF AUGUST, 2021.

Carolyn Breda

Marise Quick by C Breda, Attorney in Fact
Marise Quick by Carolyn Breda,
Attorney in Fact

Glenn Breda by C Breda, Attorney in Fact
Glenn Breda by Carolyn Breda,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLYN BREDA, 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 13th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Breda, 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 MARISE QUICK, and who acknowledged she executed the same as the free act and deed of the said MARISE QUICK.

Witness my hand and official seal, this the 13th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Breda, 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 GLENN BREDA, and who acknowledged she executed the same as the free act and deed of the said GLENN BREDA.

Witness my hand and official seal, this the 13th of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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