39B

Karen Johnson Davidson County
Batch# 702154 DEEDWARR
08/20/2021 02:18:20 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20210820-0113073

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 900 Wilshire Drive Suite 107 Troy, MI 48084 848554 8495337 Malandra Hunt	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 400,000.00 Affiant Subscribed and sworn to before me, this the 16 day of August, 2021. Notary Public My commission expires: 7/9/22 (Affix Seal)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 9, 2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Catherine Johnson	NAME: Movement Mortgage, LLC
STREET ADDRESS: 94 Jay St Nashville,TN	STREET ADDRESS:8024 Calvin Hall Rd Indian Land, SC 29707
MAP & PARCEL NO.: 119 06 0 038.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kara Lynn McCarthy, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

CATHERINE JOHNSON, AN UNMARRIED WOMAN,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit "A".

This is improved property known as: 94 Jay Street, Nashville, TN 37210

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her 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, has 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 representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 4th day of August, 2021.

X Kara Lynn McCarthy

Kara Lynn McCarthy

X _____

State of Tennessee }
County of Williamson } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kara Lynn McCarthy, Unmarried (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 4 day of August, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires 11/14/21

State of _____ }
County of _____ } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , _____ (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this _____ day of _____, _____.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires _____

FRS File No.: 848554 Customer File No.: 8495337 Kara Lynn McCarthy

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sterling Heights, Section Two of record in Plat Book 1424, Page 104, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 65 feet on the North side of Jay Street and runs back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Kara Lynn McCarthy, unmarried by Deed dated June 22, 2016 from Joni I. Priest, unmarried, recorded June 23, 2016, in Instrument Number 20160623-0063929, in the Official Records of Davidson County, Tennessee.