Karen Johnson Davidson County
Batch# 707495 DEEDWARR
08/31/2021 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $721.50
20210831-0117274

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $195,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of August, 2021. Notary Public My commission expires:

JASON CLAYWISE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Evan Scott McFall	Movement Mortgage, LLC	104-11-0F-207.00-CO
2124 Fairfax Avenue #207	8024 Calvin Hall Road	
Nashville, TN 37212	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUCIUS F. ELLSWORTH AND PHYLLIS P. HATCHER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN SCOTT MCFALL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 207 as shown on Exhibit " C" to the Master Deed for The Cloisters Homeowner' s Association, of record in Book 6317, Page 688, as amended in Book 6533, Page 580, Register' s Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Cloisters Condominiums Homeowner' s Association.

Being the same property conveyed to Lucius F. Ellsworth and Phyllis P. Hatcher, husband and wife by Warranty deed from Kristin M. Beringson, unmarried of record in Instrument No. 20161031-0114754 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on October 31, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2124 Fairfax Avenue, Unit 207, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of August, 2021.

Lucius F. Ellsworth

Phyllis Hatcher

Phyllis P. Hatcher

STATE OF Virginia
COUNTY OF Wise

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lucius F. Ellsworth and Phyllis P. Hatcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of August, 2021.

Nancy E. Ferris
Notary Public

My Commission Expires: 04-30-2023

Nancy E. Ferris
Commonwealth of Virginia
Notary Public
Commission No. 338712
My Commission Expires 4/30/2023

This certificate is attached to a 2 **page document dealing with/titled** Warranty Deed **and dated** 8/23/2021 .

Credible Witness Affidavit for One or Two Credible Witness(es)

Two credible witnesses allowed ONLY in CA, DE, FL, GA, MS, NE, NM, VA and WY; see table below. This form is not for use in CA or MT.

Check one: **Statement of [ ] One Credible Witness (or) [X] Two Credible Witnesses**

Commonwealth of Virginia

County of Wise

Under the penalties of perjury, I declare that the person appearing before Nancy E Ferris
(Name of Notary)

is personally known to me as Phyllis P. Hatcher
(Name of Person Requiring a Notarial Act)

and is the person named in the document requiring notarization; that I believe this person does not possess the required identification; that it would be difficult or impossible for this person to obtain such identification; and that I do not have a financial interest in and am not party to the underlying transaction.

Witness:

Russell E. Krout
(Signature)

Russell E. Krout
(Printed Name)

Witness *(if utilizing two Credible Witnesses)*:

Jesse Baugh
(Signature)

Jesse Baugh
(Printed Name)

The foregoing instrument was subscribed and sworn to (or affirmed) before me this 23rd *day of* August, 2021, *by*

Russell E. Krout and Jesse Baugh,
(List one or both witnesses, as applicable)

who produced the following identification.

One Credible Witness
[ ] Personally Known
(Witness MUST be personally known to the notary.)

Two Credible Witnesses
Witness #1: [X] Produced ID
Type of ID: VA Driv. Lic

Witness #2: [ ] Produced ID
Type of ID: VA Driv. Lic

[Seal]

Nancy E. Ferris
Commonwealth of Virginia
Notary Public
Commission No. 338712
My Commission Expires 4/30/2023

Nancy E. Ferris
(Signature of Notary)

Nancy E Ferris
(Print, Type or Stamp Notary Name)

Notary Registration No.: 338712

My commission expires: 04-30-2023

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NOTARY—not all states allow use of a credible witness or witnesses, see below (as of December 2013; subject to change without notice.):

One Credible Witness known to notary and who knows the signer:	One Credible Witness known to notary and signer or two Credible Witnesses known to signer and who produce identification:	Unique Credible Witness guidelines; call ASN:	State statutes are silent on Credible Witness:
CO, CT, DC, HI, ID, IL, IA, KS, MA, MI, MN, MO, MT, NH, NV, NC, OK, PA, RI, SD, TN, TX, UT, WA, WI	DE, MS, NE, NM, VA, WY	AZ, CA, FL, GA, IN, ND, OR	AL, AK*, AR, KY, LA, ME*, MD, NJ*, NY, OH*, SC*, VT*, WV ** Not addressed in statute but recommended by state; one credible witness known to the notary and who knows the signer.*

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/30/2021 (date ~~of document~~).

Affiant Signature

08/30/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025