THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36611-09-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $582,000.00. Affiant Subscribed and sworn to before me this 14th day of September, 2021. Notary Public My Commission Expires:

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ausra Speer, Harold Glenn Speer, III 1100 Langley Place Brentwood, TN 37027.	**Send Tax Bills To:** Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	**Tax Information:** Map and Parcel No.: 104-16-13.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel D. Hill and wife, Terri Hill,** who joins in the execution of this instrument for the purpose of conveying any interest she has in this property by virtue of her marriage to Joel D. Hill ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ausra Speer and Harold Glenn Speer, III , wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 2109 20th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 717412 DEEDWARR
09/16/2021 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $2,153.40
20210916-0124306

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of September, 2021.

Joel D. Hill

Terri Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel D. Hill and Terri Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 13 on the Revised plan of Geo. W. Blair's Subdivision of Belmont Hights, as of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee. Said Lot No. 13 fronts 57 ½ Feet on the Westerly side of 20th Avenue South and runs back 146.9 feet, more or less, on the Northerly Line and 147.8 feet on the Southerly line, with Northerly margin of an alley, to an alley in the rear, measuring 57 ½ feet on the said rear line.

Being the same property conveyed to Joel D. Hill, by Warranty Deed from Joy Hill Davis, of record in Instrument No. 20110610-0044743, Register's Office for Davidson County, Tennessee, dated May 25, 2011 and recorded June 10, 2011

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien and not yet payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Geo. W. Blair's Subdivision of Belmont Hights, recorded in Plat Book 332, Page 117.

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 9/14/21.

Tori Cole

Affiant Signature

Date: 9/14/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9/14/21.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

