THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3178
Parcel ID: 091-11-1A-002.00 CO

Property Address:
5403 Michigan Avenue, B, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 720752 DEEDWARR
09/21/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210921-0126594

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Movement Mortgage LLC
8024 Calvin Hall Rd
Indian Land, SC 29707

Address of New Owner:
Kristyé Ryan Mueller
5403 B Michigan Ave.
Nashville, TN 37209

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **STEVE MORRIS, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **RYAN MUELLER and KRISTY MUELLER, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the plan of Homes at 5403 Michigan Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 5403 Michigan Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160805-0081653, amended as Instrument No. 20161227-0135124, further amended as Instrument No. 202109210126592 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to STEVE MORRIS AND WIFE, BRENDA MORRIS, by deed from ALLAN ROY SULLIVAN AND WIFE, WENDY SULLIVAN, of record as Instrument No. 20030916-0135390, dated September 9, 2003, said Register's Office.

BRENDA MORRIS, UNMARRIED, conveyed her interest in said property to STEVE MORRIS, UNMARRIED, by Quitclaim Deed of record as Instrument No. 20110923-0073866, dated September 16, 2011, said Register's Office. For further reference see Quitclaim Deed of record as Instrument No. 20111010-0078497, said Register's Office.

The property convyed herein was not the principal residence of the Grantors Spouse.

This *is* property known as, 5403 Michigan Avenue, B, Nashville, TN 37209.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-11-1A-002.00 CO.

2. Matters shown on the Plan of record in Book 57, page 173, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not

limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20160805-0081653, amended as Instrument No. 20161227-0135124, further amended as Instrument No. _202109210126592_, said Register's Office.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 31st day of August, 2021.

Steve Morris by Amanda Johnson his attorney in fact
STEVE MORRIS by AMANDA JOHNSON, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 31 day of August, 2021, before me personally appeared AMANDA JOHNSON, 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 STEVE MORRIS, and who acknowledged that she executed the same as the free act and deed of STEVE MORRIS.

WITNESS my hand and official seal at Franklin, Tennessee, this 31 day of August, 2021.

My Commission Expires:
2-4-23

Notary Public

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $575,000.00.

April D Blakeman
Affiant

SWORN TO and subscribed before me on this 31st day of August, 2021.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
6/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 August 31, 2021.

D. Shayne Adair

September 2, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd **day of** September, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

