WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: February 08, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katherine Louise Perkins Corey Matthew Perkins	Movement Mortgage, LLC	13307000200
(NAME)	(NAME)	
157 McCall Street	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Hagler and Rachel Millar Hagler, husband and wife ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Katherine Louise Perkins and Corey Matthew Perkins, wife and husband ,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING parts of Lot Nos. 29 and 30 on the plan of Hinchley Pelway Property of record in Minute Book 1, page 442, Chancery Court of Davidson County, Tennessee, and according to an unrecorded survey made by George W. Watkins, Surveyor, dated October 7, 1963, as follows: Said Tract of land begins at a point on the southerly side of New Antioch Pike (formerly McCall Street) 33 feet, more or less, Westwardly from the common line of Lots 29 and 30 of said Hinchley Pelway Plan; thence South 3° 10' West 216.2 feet to a point; thence South 87° 15' East 94.3 feet to a point; thence North 3° 05' East 214.8 feet to a point in the Southerly margin of New Antioch Pike; thence Westerly along the Southerly margin of said pike, 93.9 feet to the point of beginning.

Being the same property conveyed to Matthew Hagler and wife, Rachel Miller Hagler by Warranty Deed filed for record on August 15, 2011 in Instrument Number 20110815-0082664, of the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 723193 **DEEDWARR**
09/24/2021 10:24:47 AM 2 pgs
Fees: $13.00 Taxes: $1,735.30

20210924-0128469

unimproved ☐

This is improved ☑ property, known as 157 McCall Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of August, 2021.

Matthew Hagler

Rachel Millar Hagler

State of Tennessee
County of Rutherford

Personally appeared before me Matthew Hagler and Rachel Millar Hagler, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2021.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2024

File No.: 2400

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE