Karen Johnson Davidson County
Batch# 724887 DEEDWARR
09/27/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20210927-0129697

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

2021-768

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

Sworn to and subscribed before me this 24 day of September, 2021.

Notary Public

My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Ross Nelson Miller (NAME)	**MOVEMENT MORTGAGE LLC** (NAME)	**105-10-0L-002.00CO**
1810B ELLIOTT AVENUE	**8024 CALVIN HALL ROAD**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37203	**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, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeff D. Goldford, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ross Nelson Miller, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being known and designated as Unit 1810 B, 1810 Elliott Avenue Townhomes, as shown in the Declaration of Covenants, Conditions, and Restrictions for 1810 Elliott Avenue Townhomes of record in Instrument Number 20150430-0039053, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all the same property conveyed to Jeff D. Goldford, unmarried by deed from E3 Construction Services, LLC, of record in Instrument No. 20160111-0002822, Register's Office for Davidson County, Tennessee.

Subject property was not now nor ever has been Principal Place of Residence for the Grantor herein.

For information purposes only: This improved property commonly known as 1810 B Elliott Ave., Nashville, TN 37203

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2021 and subsequent years, a lien not yet due and payable, and (7) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions, By-Laws, Plan and Attorney Opinion contained in instrument of record in Instrument Number 20150430-0039053 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

THIS instrument is being executed on behalf of **Jeff D. Goldford** pursuant to a Power of Attorney executed by same on the 16th day of September, 2021, and being filed for record in Instrument No. 202109270129696, and being recorded simultaneously herewith.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of September, 2021.

Jeff D. Goldford

Jeff D. Goldford by Quindal Evans Segall his Attorney-in-fact (SEAL)

By: _____

Quindal Evans Segall, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of September, 2021, before me personally appeared Quindal Evans Segall, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Jeff D. Goldford, and acknowledged that she executed the same as the free act and deed of the said Jeff D. Goldford.

Witness my hand, at office, this 24th day of September, 2021.

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 23rd day of September, 2021.

Quin Evans Segall

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 23rd day of September, 2021.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022