Karen Johnson Davidson County
Batch# 731231 DEEDWARR
10/07/2021 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20211007-0134664

Warranty Deed

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$440,000.00~~

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2021.

Notary Public

My commission expires: 02-01-2025

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:
Austin T. Rolison Alexandra E. Moore	Ameriscue Mortgage	071 08 0 357.00
519 Edwin St.	3525 Piedmont Rd NE 8 Piedmont Center STE 600	
Nashville TN 37207	Atlanta, GA 30305	

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, **CHRISTOPHER DAVIES, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN T. ROLISON, UNMARRIED, AND ALEXANDRA E. MOORE, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section Two, Rawls Tract Subdivision of record in Plat Book 1424, Page 84, in the Register's Office for Davidson county, Tennessee, to which Plan reference id hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Davies, A Married Man, by Warranty Deed from 1-3A Beacon Street, LLC, A Massachusetts Limited Liability Company, of record in Instrument No. 20200820-0094017, in the Register's Office of Davidson County, Tennessee, dated August 14, 2020 and recorded on August 20, 2020.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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 519 Edwin Street, Nashville, TN 37207, 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 4th day of October, 2021.

Christopher Davies by Brandon Miller, Attorney-in-Fact

Christopher Davies by Brandon Miller,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2021, before me personally appeared Brandon Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christopher Davies as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Christopher Davies.

Witness my hand and seal this 4th day of October, 2021.

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

My Commission Expires

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 10-4-2021 (date of document).

Affiant Signature

10-04-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2023

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County