Karen Johnson Davidson County
Batch# 731721 DEEDWARR
10/08/2021 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $3,172.75
20211008-0135272

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-08-90
Parcel ID: 082 16 0 273.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Tyler King 928 Fatherland Street Nashville, TN 37206	~~Tyler King~~ JK Movement Mortgage LLC 8024 Calvin Hall Road Indian Land, SC 29707	Map/Parcel 082 16 0 273.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew A. Schultz and Teresa K. Dunleavy, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Tyler King**, ("Grantee") all of right, title and interest in and to that certain real property known as 928 Fatherland Street, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Barrow's Addition to Edgefield, now East Nashville of record in Book 1, Page 13, in the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Matthew Alan Schultz and Teresa Kathleen Dunleavy, Husband and Wife, by Warranty Deed from Patricia Ann Harris, Unmarried, of record in Instrument No. 20151217-0127023, in the Register's Office of Davidson County, Tennessee, dated December 16, 2015 and recorded on December 17, 2015.

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.

GRANTOR DOES FURTHER COVENANT ~~and bind~~ he/she/they/it to warrant and forever defend the title ~~to said land to said~~ Grantee against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 27 day of September, 2021.

Matthew A. Schultz

Teresa K. Dunleavy

STATE OF Washington
COUNTY OF King

On this 27th day of September, 2021, before me personally appeared Matthew A Schultz and Teresa K Dunleavy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of September, 2021.

Notary Signature
My commission expires: 8/9/2023

NATHAN RYNNING
Notary Public
State of Washington
Commission # 209321
My Comm. Expires Aug 9, 2023

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 857,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
AFFIANT

Sworn to and subscribed before me this 1st day of October, 2021.

Notary Public
My commission expires:

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 6, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/06/2021 (date of document).

Affiant Signature

10/06/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025