Karen Johnson Davidson County
Batch# 736594 DEEDWARR
10/14/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20211014-0138502

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Lakeisha Renea Thomas
1547 Sprucedale Drive
Antioch, TN 37013
SEND TAX BILLS TO:
Movement Mortgage, LLC
9726 Old Bailes Road, Suites 121 & 130
Fort Mill, SC 29707

WARRANTY DEED

(175-02-0B-112-00)

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 of all of which is hereby acknowledged, the undersigned, **SHANELL N. TINSLEY, AN UNMARRIED WOMAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **LAKEISHA RENEA THOMAS, AN UNMARRIED WOMAN,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Being all of Lot No. 4404, on the plan of Old Hickory Commons, Sections Two and Three, according to plat and survey appearing of record in Instrument No. 20081117-0113467, and further amended in Instrument No. 20130322-0028759, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Shanell N. Tinsley, unmarried woman, by Warranty Deed dated June 17, 2016 from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20160624-0064458, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1547 Sprucedale Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 12th day of October, 2021.

Shanell Tinsley

SHANELL N. TINSLEY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shanell N. Tinsley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of October, 2021.

Notary Public

My Commission Expires: 6-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $219,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of October, 2021.

Notary Public

My commission Expires: 6-19-23

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS1-2021-640

True Copy Certification

I, Kaylie Joiner, 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 12th day of October, 2021.

Affiant Signature

10/12/21

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 12 day of October, 2021.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY