Karen Johnson Davidson County
Batch# 738028 DEEDWARR
10/18/2021 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211018-0139279

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210900330

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/23

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyssa Deanne Miller **2205 Pinewood Rd.** **Nashville, TN 37216**	**Movement Mortgage, LLC** **P.O. Box 105178** **Atlanta, GA 30348-5178**	**072-12-0-089.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shannon Elizabeth Gray, s single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alyssa Deanne Miller, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Lot No. 61, on the Plan of Dalewood, Section I, of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Shannon Elizabeth Gray, a single person, by Warranty Deed from David J. Weintraub and Jeanell Weintraub, husband and wife, dated 12/4/2009 and recorded 12/7/2009 in Instrument No. 20091207-0111765, Register's Office for Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and paid by the Grantors; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2205 Pinewood Rd., Nashville, TN 37216**
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 my hand this 13th day of October, 2021.

Shannon Elizabeth Gray

STATE OF MUSCOGEE
COUNTY OF GEORGIA

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

Witness my hand and official seal at Columbus, Georgia, this 13th day of October, 2021.

Commission Expires: 02/24/2023

Notary Public

TIA RENEE FARLEY
Notary Public - State of Georgia
Muscogee County
My Commission Expires Feb 24, 2023

Certification of Recorded Documents

I, Laura Hamann, 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 October 14, 2021.

Laura Hamann
(AFFIANT) – Laura Hamann

10/14/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of October, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY