Karen Johnson Davidson County
Batch# 747124 DEEDWARR
10/29/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20211029-0145755

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

BS-P-21-1144C

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Floyd	MOVEMENT MORTGAGE LLC	
(NAME)	(NAME)	091-04-0D-003.00-CO
1144 39th Ave N Unit C	8024 CALVIN HALL RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW FLOYD, A MARRIED MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3837 Dr. Walter S. David Boulevard, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180612-0056534, Amended in Instrument No. 20180702-0063573 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Anchored Developments LLC, a Tennessee Limited Liability Company by Warranty deed from Josh Hellmer, married of record in Instrument No. 20180501-0040826 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 01, 2018. (Value or consideration as shown in aforementioned deed $175,000.00.).

Being a portion of the same property conveyed to Hensley Group, LLC by Quitclaim deed from Anchored Developments, LLC of record in Instrument No. 20190114-0003406 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on January 14, 2019. (Value or consideration as shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2021
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180612- 0056534 and Amended in Instrument No. 20180702-0063573, Register's Office for Davidson County, Tennessee
- Easement of record in Book 4108, Page 697, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190212-0013251, in the Register's Office for Davidson County, Tennessee.
- Addendum Lease Agreement of record in Book 6035, Page 55, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1144 39th Ave N Unit C, Nashville, Tennessee 37209.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 hereinset 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 GRANTEE(S), 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/our hand(s) this the 22 DAY OF OCTOBER, 2021.

Hensley Group, LLC

BY: _____
Will Grones
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILL GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HENSLEY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 10/28/2021 (date of document).

Affiant Signature

10/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of October, 2021.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025