**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 758041 DEEDWARR
11/19/2021 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20211119-0154064

File No. BC-21-1600

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 4/26/2025
(AFFIX SEAL)

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Caralee D. Wade | Movement Mortgage, LLC | |
| (NAME) | (NAME) | |
| 1413B Riverside Drive | 8024 Calvin Hall Road | 083-03-2D-002.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Indian Land, SC 29707 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I/we, **William E. Brock V and Morgan Loftin Brock, husband and wife** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caralee D. Wade, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B, as shown on the plat entitled declaration of Covenants, Conditions and Restrictions for 1413 Riverside Drive Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20170516-0048588 as corrected by Instrument of record as Instrument No. 20170530-0053099, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being a portion of the same property conveyed to William E Brock V and Morgan Loftin Brock, husband and wife by Warranty deed from Profile and Principle, LLC, a Tennessee limited liability company of record in Instrument No. 20180605-0053829 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on June 5, 2018.**

**This is property more commonly known as 1413B Riverside Drive, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 12th day of November, 2021.

William E. Brock, V

Morgan Loftin Brock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2021, before me personally appeared William E. Brock, V and Morgan Loftin Brock, 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 12th day of November, 2021.

Notary Signature
My commission expires:
1/3/23

LESLIE GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

***Please Return to:***
**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Elizabeth Yerger, 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 **November 12, 2021**.

Affiant Signature

**November 12, 2021**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

**12th** day of **November**, 20 21.

Notary's Signature

My Commission Expires: 4/26/2025

Notary's Seal (if on paper)

