This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 758049 **DEEDWARR**
11/19/2021 10:01:34 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20211119-0154079

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $465,000.00.

Affiant

Subscribed and sworn before me this the 18 day of November, 2021.

Notary Public
My commission expires: 9/18/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jessica Wills	Movement Mortgage, LLC.	092-06-0 468.00
2711 Batavia St.	8024 Calvin Hall Road,	
Nashville, TN 37208	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NATHAN J. ROWE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA WILLS, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 and the easterly 18 feet of Lot No. 73 in Faulconer & Ashcraft's Subdivision of Lots 18 and 19 of Boyd McNairy Tract, as shown on plat of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Nathan J. Rowe by Warranty Deed dated 07/15/2021, from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210824-0114410, Register's Office for said County.

Also being the same property previously conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed dated 07/15/2021, from Zebedee Johnson, of record in Instrument No. 20210719-0096372, Register's Office for said County.

Also being the same property previously conveyed to Zebedee Johnson by Quitclaim Deed dated 03/20/1993, from Cleo Johnson, of record in Book 8898, Page 684, Register's Office for said County.

Also being part of the same property previously conveyed to Cleo Johnson (a single woman) by Warranty Deed dated 10/10/1986, from Leslie Seward Jones (a widower), of record in Book 7283, Page 303, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2711 Batavia St., Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 18th day of November, 2021.

Nathan J. Rowe

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan J. Rowe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2021.

My commission expires:
7-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY