WARRANTY DEED

Karen Johnson Davidson County
Batch# 763362 **DEEDWARR**
11/30/2021 11:56:58 AM 2 pgs
Fees: $13.00 Taxes: $2,301.40

File No. 20211130-0157966

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

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
Lindsey Mayer and Patrick Mayer	Movement Mortgage, LLC	
(NAME)	(NAME)	
816 Melpark Court	8024 Calvin Hall Rd.	105-14-0N-019.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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, **Jacqueline A. Brown, Trustee of The Jacqueline A. Brown Revocable Trust dated January 11, 2010**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Mayer and Lindsey Mayer, husband and wife**, 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 situated in Davidson County, Tennessee, being Unit 19, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jacqueline A. Brown, Trustee of The Jacqueline A. Brown Revocable Trust, dated January 11, 2010 by Special Warranty deed from Melpark Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160919-0098558 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 19, 2016.

This is property more commonly known as 816 Melpark Court, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 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 22nd day of November, 2021.

The Jacqueline A. Brown Revocable Trust
dated January 11, 2010

By: _____, Trustee
Jacqueline A. Brown, Trustee

STATE OF FLORIDA
COUNTY OF Walton

On this 22nd day of November, 2021, before me personally appeared Jacqueline A. Brown, Trustee of The Jacqueline A. Brown Revocable Trust dated January 11, 2010, 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 22nd day of November, 2021.

_____
Notary Signature
My commission expires: 1/6/2025

Ian Connolly
Notary Public
State of Florida
Comm# HH077962
Expires 1/6/2025