Karen Johnson Davidson County
Batch# 764294 DEEDWARR
12/01/2021 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211201-0158625

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6984

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

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

Notary Public

Commission Expires: _____

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kewan Clark 115 Nashboro Greens Nashville, TN 37217	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Lake, SC 29707	135-11-0C-008.00-CO

WARRANTY DEED

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, I/WE,

Beth Katheen Stitzel, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kewan Clark

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:

Being Unit No. 8, Horizontal Property Regime Private Element Plat, Phase One on the Plan of Nashboro Village - Tract 18, as of record in Plat Book 11700, page 48, amending Plat Book 9700, Page 968, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description hereof.

Being the same property conveyed to Beth Kathleen Stitzel by Warranty deed from Yolanda P. McCrimmon of record in Instrument No. 20181022-0104718 Register's Office for Davidson County, Tennessee, dated October 19, 2018 and recorded on October 22, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 115 Nashboro Greens, Nashville, TN 37217

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 so 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.

Dated this the 22nd day of November, 2021.

Beth Kathleen Stitzel

Beth Katheen Stitzel

STATE OF FLORIDA
COUNTY OF Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beth Katheen Stitzel** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at The Villages (CITY), Florida this 22nd day of November, 2021.

CHERYL ANN BASS
Notary Public - State of Florida
Commission # HH 38293
My Comm. Expires Sep 9, 2024
Bonded through National Notary Assn.

Notary Public
My Commission Expires: 9.9.2024

WARRANTY DEED

Certificate of Authenticity

I, Tonya Loftin, 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 22, 2021.

Date

Tonya Loftin

Affiant Signature

November 24, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 24th day of November, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)