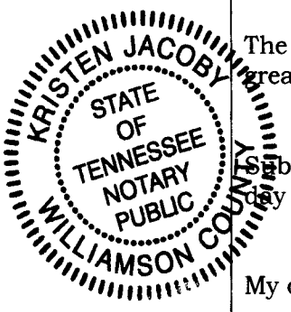
Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$580,000.00**.

Affiant

Subscribed and sworn to before me, this the 3rd day of December, 2021.

Notary Public

My commission expires: 9-30-2024
(AFFIX SEAL) 9-30-2024

Karen Johnson Davidson County
Batch# 768444 DEEDWARR
12/06/2021 12:26:54 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20211206-0161352

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kevin Krushenski	**Movement Mortgage, LLC**	**104-14-0-004.00**
3604 Valley Vista Road	**8024 Calvin Hall Road**	
Nashville, TN 37205	**Indian Land, SC 29707**	

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, WE,

Martha Janet Nichol Trustee of the Mary Nell Gourley 2021 Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Krushensk and Nicole Krushenski, husband and wife

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:

Land in Davidson County, Tennessee, being Lot(s) 21 and 22 of Block A, as shown on the map entitled the Plan of Bellwood, of record in Book 547, page 149 and 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CARL GOURLEY AND WIFE, MARY NELL GOURLEY, by deed from DONALD J. EDGE AND WIFE, ELIZABETH T. EDGE, of record in Book 4254, page 386, dated July 23, 1968, said Register's Office. The said Carl Gourley having since died leaving Mary Nell Gourley the surviving tenant by the entirety. MARY NELL GOURLEY further conveyed her interest to MARTHA JANET NICHOL TRUSTEE OF THE MARY NELL GOURLEY 2021 LIVING TRUST, by quitclaim deed of record in Instrument No. 20211014-0138357, dated October 6, 2021, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **3604 Valley Vista Road, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(s) this 3rd day of December, 2021.

Martha Janet Nichol Trustee

Martha Janet Nichol, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Martha Janet Nichol**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Martha Janet Nichol** as such Trustee.

Witness my hand, at office, this **3rd** day of **December, 2021.**

Notary Public

My Commission Expires: 10-26-24

WILLIAMSON COUNTY GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC