Karen Johnson Davidson County
Batch# 771276 DEEDWARR
12/09/2021 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20211209-0163637

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED EIGHTY THOUSAND AND 00/100 (580,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of December, 2021. Notary Public MY COMMISSION EXPIRES: 1-6-2025 (AFFIX SEAL) ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 6, 2025

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER(S)
Douglas Charles Oberbeck and Carly Allison Zimmerman (NAME)	**Movement Mortgage, LLC** (NAME)	**061 08 0.007.00** 061-08-0-007.00
1131 Richmond Drive, Nashville, TN 37216 (ADDRESS)	**8024 Calvin Hall Road** **Indian Land, SC 29707** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of December, 2021, the undersigned, **MICHAEL A. MCBRIDE, TRUSTEE OF SUPER AUNT TN INVESTMENT SERVICES TRUST DATED JUNE 21, 2021**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DOUGLAS CHARLES OBERBECK AND CARLY ALLISON ZIMMERMAN, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1131 RICHMOND DRIVE, NASHVILLE, TN 37216** and more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 15 and that part of a 50 foot street (now closed) East of said Lot on the Plan of Section One, King Subdivision, of record in Book 1130, Page 94, Register's Office for said County, described as follows:

Beginning on the Northerly margin if Richmond Drive as the Southeast corner of the property conveyed to Luther Claud, and wife, by deed from J.W. Richmond, Trustee, and wife, of record in Book 1756, Page 291, said Register's Office; thence with Claud's Easterly line Northwardly 225 feet, more or less, to his Northeast corner; thence Eastwardly 32.1 feet to the Westerly line a 2 foot reserved strip; thence with same, South 2° East 225 feet, more or less, to the Northerly margin of Richmond Drive, if extended; thence with said Drive, Westerly 70 feet, more or less, to the beginning.

Being the same property conveyed to Trustees of the Super Aunt Tennessee Investment Services Trust dated June 21, 2021, by Quitclaim Deed from Jacque M. McBride, a single person, of record in Instrument No. 20210806-0106413, in the Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 6, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of December, 2021.

GRANTOR: Super Aunt TN Investment Services Trust, dated June 21, 2021
By: Michael A. McBride, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Michael A. McBride**., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement dated June 21, 2021 for the benefit of the Super Aunt TN Investment Services Trust Agreement, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand, at office, on this 7th day of December, 2021.

Notary Public

My Commission Expires: 11/06/2024

MADELYN N REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

202112090163637

Certificate of Authenticity

I, Robert L. Scruggs, 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 the 7th day of December, 2021.

Robert L Scruggs

12-7-2021

Robert L. Scruggs, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 7th day of December, 2021

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023