Karen Johnson Davidson County
Batch# 778419 DEEDWARR
12/22/2021 10:57:45 AM 2 pgs
Fees: $13.00 Taxes: $1,156.25
20211222-0169105

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF December,2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-07-23
(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 133
Hannah Choate **3353 Mimosa Drive** **Nashville, Tennessee 37211**	Movement Mortgage LLC 8024 Calvin Hall Road Indian Land, SC. 29707	GROUP 07 0 PARCEL 179.00

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,

James Roberts, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Hannah Choate and Austin Carr, wife and husband

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 Lot No. 41, on the Plan of Glencoe Acres, Section 1, of record in Plat Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Roberts Real Estate, LLC, by Warranty Deed from Nancy Moghaddam, unmarried, dated November 16, 2007 and filed of record November 19, 2007 in Instrument No. 20071119-0135180, Register's Office for Davidson County, Tennessee. Further conveyed to James Roberts by Quitclaim Deed, dated January 31, 2008 and filed of record February 1, 2008 in Instrument No. 20080201-0010749, said Register's Office. Further conveyed to Capital Journey, LLC, by Quitclaim Deed, dated August 21, 2015 and filed of record August 21, 2015 in Instrument No. 20150821-0084810, said Register's Office. And further conveyed to James Roberts by Quitclaim Deed, dated September 1, 2021 and filed of record September 7, 2021 in Instrument No. 20210907-0119407, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3353 Mimosa Drive, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 16th day of December, 2021.

James Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Roberts, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027