Karen Johnson Davidson County
Batch# 790166 DEEDWARR
01/13/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,649.83
20220113-0005503

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $445,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2021.

Notary Public

My commission expires: 5-2-22

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Matthew Hall and Leah Boris | Movement Mortgage, LLC | 133-07-0-213-00 |
| 175 Wheeler Avenue | 8024 Calvin Hall Road | |
| Nashville, TN 37211 | Indian Land, SC 29707 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RONALD L. PROPER AND KRISTIN R. PROPER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW HALL, AN UNMARRIED MAN AND LEAH BORIS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 9 on the Plan of Farley Heights, First Addition, of record in Book 2330, Page 65, Register's Office for Davidson County, Tennessee.

Said lot No. 9 fronts 117.4 feet on the Southerly margin of Wheeler Avenue and runs back 145.7 feet more or less on the Westerly line and 143.8 feet more or less on the Easterly line to a line at the rear measuring 117 feet thereon.

Being the same property conveyed to Larry Glenn Sharpton and wife, Sella Colleene Sharpton, by Warranty Deed from Edward E. Smith and wife, Louise D. Smith, of record in Book 3991, Page 64, in the Register's Office of Davidson County, Tennessee, dated February 21, 1966 and recorded on February 24, 1966.

Being the same property conveyed to Ronald L. Proper and Kristin R. Proper, husband and wife by Warranty Deed from Larry Glenn Sharpton and wife, Sella Colleene Sharpton of record in Instrument No. 20201110-0131994 Register's Office for Davidson County, Tennessee, dated November 02, 2020 and recorded on November 10, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 175 Wheeler Avenue, Nashville, TN 37211, but 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 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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2021.

Ronald L Proper

**Ronald L. Proper**

Kristin R. Proper

**Kristin R. Proper**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald L. Proper and Kristin R. Proper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2021.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

**Tennessee Certification of Electronic Document**

I, Steven T. Mortis, 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 01/10/2022 ____ (date of ~~document~~).

Affiant Signature

01/10/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025