This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $279,900.00.

Affiant

Subscribed and sworn before me this the 21 day of January, 2022.

Notary Public
My commission expires: 9/18/22

Karen Johnson Davidson County
Batch# 794320 DEEDWARR
01/24/2022 10:28:45 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20220124-0008535

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elyse C. Youngdahl	Movement Mortgage, LLC	073-16-0A 129.00
129 Cumberland Trace	8024 Calvin Hall Road	
Nashville, TN 37214	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CINDY SUTTON and MICHEAL SUTTON, WIFE AND HUBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELYSE C. YOUNGDAHL, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 129 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 700, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowner's Association as described in Book 6218, Page 528, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cindy Sutton and Micheal Sutton, wife and husband, as tenants in common with rights of survivorship, by deed dated 05/21/2021, from Robert Jon Gallagher, married, of record in Instrument No. 20210524-0070122, Register's Office for said County.

Also being the same property conveyed to Robert Jon Gallagher by deed dated 01/29/2021, from Robert Jon Gallagher, Executor of the Estate of Jo Ann Gallagher of record in Instrument No. 20210210-0018708, Register's Office for said County.

Also being the same property conveyed to Jo Ann Gallagher, unmarried, by deed dated 01/05/1995, from Roy Christopher Magill and wife, Linda Chandler Magill and Alice Stovall Magill, unmarried, of record in Book 9913, page 318, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 129 Cumberland Trace, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 21 day of January, 2022.

Cindy Sutton

Micheal Sutton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cindy Sutton and Micheal Sutton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of January, 2022.

My commission expires: 9/18/22

Notary Public

