Karen Johnson Davidson County
Batch# 796673 DEEDWARR
01/28/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20220128-0010456

WARRANTY DEED

BETH THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires October 02, 2023

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chad Stephen Easterly	**Movement Mortgage LLC**	131-07-0-A-005.00 CO
(NAME)	(NAME)	
104 Jamesborough Court	**8024 Calvin Hall Rd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Indian Land, SC 297017**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 , **Daniel Justin Hudson, Trustee of the Daniel Justin Hudson Revocable Trust dated June 08, 2018, as to a 1/2 undivided interest and Neena Marie Saha, Trustee of the Neena Marie Saha Revocable Trust dated June 8, 2018, as to a 1/2 undivided interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Stephen Easterly and Emily Ann Easterly, 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 No. 5 on the Plan of Hillsborough Place, Phase II and III, of record in Book 5200, page 160, amended in Book 7068, page 796, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Daniel Hudson and Neena Saha, husband and wife, by Warranty Deed dated March 24, 2017, from Nagib S. Saad and wife, Jenny L. Gregg, of record in Instrument No. 20170331-0031364, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Daniel Justin Hudson, Trustee of the Daniel J. Hudson Revocable Trust dated June 8, 2018, as to a 1/2 undivided interest and Neena Marie Saha, Trustee of the Neena Marie Saha Revocable Trust dated June 8, 2018, as to a 1/2 undivided interest, by Quitclaim Deed from Daniel Hudson and Neena Saha, husband and wife, dated June 8, 2018, of record in Instrument No. 20180618-0058547, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 104 Jamesborough Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 5200, page 160 and Book 7068, page 796; Restrictions of record in Book 5151, page 50; Book 5240, page 165; Book 5292, page 134, re-recorded in Book 5332, page 212; Book 6795, page 885; Book 7068, page 796 and Instrument No. 20150203-0010005; Articles of

Incorporation/ Charter of record in Book 5243, page 928; right of way agreement of record in Book 8042, page 341; conveyance of open area of record in Book 5297, page 535; conveyance to Homeowners Association of record in Instrument No. 20160812-0084172; and all of record in the Register's Office for Davidson County, Tennessee.

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 this 19th day of January, 2022.

Daniel Justin Hudson, Trustee of the Daniel Justin Hudson Revocable Trust dated June 08, 2018

Neena Marie Saha, Trustee of the Neena Marie Saha Revocable Trust dated June 8, 2018

State of NC

County of Wake

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Daniel Justin Hudson, Trustee of the Daniel Justin Hudson Revocable Trust dated June 08, 2018, as to a 1/2 undivided interest and Neena Marie Saha, Trustee of the Neena Marie Saha Revocable Trust dated June 8, 2018, as to a 1/2 undivided interest, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Wake County, NC, this 17 day of January, 2022.

Notary Public
My Commission Expires:

JAIRO ARIAS-PAREJA
NOTARY PUBLIC
Wake County, North Carolina
My Commission Expires: Oct 27, 2026

File No.: 35645

Certificate of Authenticity

I, **Nick Harris**, 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 1/17/2022

Affiant Signature

1/17/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of January, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

