Karen Johnson Davidson County
Batch# 797228 DEEDWARR
01/31/2022 09:38:24 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20220131-0010763

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC

File No. AT-22-1898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mackenzie Farrar	Movement Mortgage	
(NAME)	(NAME)	
3200 Long Boulevard, #7	8024 Calvin Hall Road	104-02-3A-007.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Indian Land SC 29707	
(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, I/we, **Steven C. Davis and Julie K. Davis, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mackenzie Farrar, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 7 of the 3200 Long Boulevard Townhomes, a Condominium, as set forth in the Master Deed of record in Instrument 20050209-0015285, Register's Office for Davidson County, Tennessee, and as shown as part of Exhibit "E-1" of said Master Deed, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq.

Being the same property conveyed to Steven C. Davis and Julie K. Davis, husband and wife by Warranty deed from Anna Yue Jiang and Bryan Bouaphachanh, wife and husband of record in Instrument No. 20180425-0039019 Register's Office for Davidson County, Tennessee, dated April 23, 2018 and recorded on April 25, 2018.

This is property more commonly known as 3200 Long Boulevard, #7, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, 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 my/our hand this 27th day of January, 2022.

Steven C. Davis by Ryan Lux, attorney in fact
Steven C. Davis by Ryan Lux,
Attorney-In-Fact

Julie K. Davis by Ryan Lux, attorney in fact
Julie K. Davis by Ryan Lux,
Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Steven C. Davis, and that this instrument was executed on behalf of the said Steven C. Davis for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2022.

Notary Public Jill M Nealy

Jill Nealy STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires:
01-06-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Julie K. Davis, and that this instrument was executed on behalf of the said Julie K. Davis for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2022.

Notary Public Jill M Nealy

Jill Nealy STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 01-06-2025