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 $530,000.00.

Affiant

Subscribed and sworn before me this the 27 day of January, 2022.

Notary Public
My commission expires: 9/18/22

Karen Johnson Davidson County
Batch# 797240 DEEDWARR
01/31/2022 09:45:04 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20220131-0010776

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Terry W. Brown and Teresa R. Brown 2310 14th Ave North Nashville, TN 37208	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	081-03-0 155.00

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, DANIEL LEKSELL AND MEGAN LEKSELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TERRY W. BROWN AND TERESA R. BROWN, HUSBAND AND WIFE, 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 Lot No. 6, on the Plan of A.B. Shankland Plan, in the Subdivision of Lot No. 7 of Owen's Buena Vista Property of record in Plat Book 21, Page 44, in the Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the East side of Nance Street and is 117 feet deep and 50 feet wide in the rear.

Being the same property conveyed to Daniel Leksell and Megan Leksell, husband and wife, by deed dated 09/21/2018, from KF Legacy, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180924-0094246, Register's Cffice for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2310 14th Ave North, Nashville, TN 37208.

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 27 day of January, 2022.

Daniel Leksell

Megan Leksell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Leksell and Megan Leksell, 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 27 day of January, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022