# WARRANTY DEED

Karen Johnson Davidson County
Batch# 811186 DEEDWARR
02/24/2022 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220224-0021363

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-5-2024
(AFFIX SEAL)

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-112467

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Laura Thomas | Movement Mortgage, LLC | |
| (NAME) | (NAME) | |
| 928 Carolyn Avenue | 8024 Calvin Hall Road | 072-09-0-338.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Indian Land, SC 29707 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($675,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS SALTMARSH, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA THOMAS, AN UNMARRIED PERSON, 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. 100 on the Plan of Irvington of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 60 feet on the South side of Carolyn Avenue and runs back between parallel lines, 170.5 feet to a dead line.

Being the same property conveyed to Thomas Saltmarsh by Warranty deed from Calvin Hardison and Marilyn I. Davis, as joint tenants of record in Instrument No. 20210624-0085997, Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on June 24, 2021.

Grantor has never occupied the said property as his primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 928 Carolyn Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s)~~ this the 11th day of February, 2022

2/11/22

Thomas Saltmarsh

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ ORANGE (AD)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Thomas Saltmarsh, a married man, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of February, 2022.

Notary Public Andrea Lee Davis

My Commission Expires: 11-14-25

(SEAL)

NOTARY PUBLIC
ANDREA LEE DAVIS
Notary Public, State of Florida
Commission# HH 198307
My comm. expires Nov. 14, 2025

**CERTIFICATE OF AUTHENTICITY**

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 2-11, 2022.

Affiant
Date: February 15, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of February 2022.

Notary Public

My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY