Karen Johnson Davidson County
Batch# 812188 DEEDWARR
02/28/2022 09:44:14 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20220228-0022127

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 Davidson

Actual consideration or value, whichever is greater is $505,000.00.

Affiant

Subscribed and sworn before me this the 25th day of February, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew J. Trask and Kieran Bailey	Movement Mortgage, LLC	072-12-0 105.00
2201 Stratford Ave	8024 Calvin Hall Road	
Nashville, TN 37216	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, DANIEL JAMES BRIGHAM AND ELISE JOSEPH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW J. TRASK, AN UNMARRIED MAN, AND KIERAN BAILEY, 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 Lot No. 97 on the Plan of Dalewood, Section I, of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 97 fronts 82 feet on the easterly side of Stratford Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Daniel J. Brigham and Elise Joseph, husband and wife, by deed dated 02/27/2017, from Olivia Ann Alexander, a widow and not remarried, of record in Instrument No. 20170228-0019857, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2201 Stratford Ave, Nashville, TN 37216.

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 25 day of February, 2022.

Daniel James Brigham

Elise Joseph

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel James Brigham and Elise Joseph, 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 25 day of February, 2022.

My commission expires: 9/18/22

Notary Public

