Karen Johnson Davidson County
Batch# 815393 DEEDWARR
03/04/2022 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20220304-0024781

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 $590,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of February, 2022.

Notary Public
My commission expires: July 9, 2022

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason W. Reece	Movement Mortgage, LLC	082-03-0D 003.00
1031 Dickerson Pike	8024 Calvin Hall Road	
Nashville, TN 37207	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, DAVID L. CULBREATH, JR., MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON W. REECE, 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 Unit No. 3 on the plan of First North Townhomes, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of First North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20150909-0091653, as amended Instrument Numbers 20150914-0093197 and 20160505-0044701, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to David L. Culbreath, Jr., married, by deed dated 02/03/2020, from Stephen Kyle Robertson and spouse, Melissa Robertson, of record in Instrument Number 20200204-0012929, Register's Office for said County.

Also being the same property conveyed to Stephen Kyle Robertson, unmarried, by deed dated 11/03/2016, from Urban South Group, LLC, of record in Instrument Number 20161107-0117529, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1031 Dickerson Pike, Nashville, TN 37207.

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 22nd day of February, 2022.

David L. Culbreath, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David L. Culbreath, Jr., 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 22nd day of February, 2022.

My commission expires:

9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-22-23.

Affiant Signature

2-23-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 23 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202203040024781