Karen Johnson Davidson County
Batch# 816457 DEEDWARR
03/07/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,514.09
20220307-0025615

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,485.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 3/13/2022

(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason W. Reece	Movement Mortgage	09206039100
(NAME)	(NAME)	
2819 Clifton Avenue	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jason Bockman,** married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason W. Reece, unmarried,** 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. 10 on the Map of T.M. Steger's First Subdivision of the Old Barrow Place, not recorded.
Said Lot Number 10 fronts 40 feet on the southerly side of Clifton Pike and runs back between parallel lines 125' to an alley.
Included in this description, however, expressly excluded from this conveyance is the Agreement for Dedication of Public Right-of-Way in Instrument No. 20210426-0055343, said Register's office.

Being the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20150504-0040226 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence

This instrument is executed on behalf of Jason Bockman by Richard Jason Bunch as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. _202203070025614___, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2819 Clifton Avenue, Nashville, TN 37209
(House Number) (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 hands this 11th day of February, 2022.

Jason Bockman by Richard Jason Bunch, attorney in fact

Jason Bockman by Richard Jason Bunch, attorney in fact

Davidson
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 11th day of February, 2022, before me personally appeared Richard Jason Bunch, the person who executed the foregoing instrument on behalf of Jason Bockan and who acknowledged that he executed the same as the free act and deed of the said Jason Bockman, through Power of Attorney granted he by the said Jason Bockman.

WITNESS my hand and seal this 11th day of February, 2022.

Notary Public
My Commission Expires: 12-16-2025

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 15638

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 true and exact copy of the original document executed and authenticated according to law on February 11 2022

D. Shayne Adair

February 11 2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11 **day of** February, **2022.**

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY