This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 13, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $622,000.00.

Olivia M. Woodbine
Affiant

Subscribed and sworn before me this the 9 day of March, 2022.

Notary Public
My commission expires: 9/18/22

Karen Johnson Davidson County
Batch# 818885 **DEEDWARR**
03/10/2022 09:05:46 AM 2 pgs
Fees: $13.00 Taxes: $2,301.40
20220310-0027464

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Olivia M. Woodbine	Movement Mortgage, LLC	083-10-0 322.00
1808 Woodland St	8024 Calvin Hall Road	
Nashville, TN 37206	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, ANDREW DOHERTY AND CHRISTINA CONE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to OLIVIA M. WOODBINE, 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 the northerly part of the easterly part of Lot No. 38 and the northwesterly part of Lot No. 39 on the Plat of Richardson Place Subdivision, of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Woodland Street at a point 45 feet east of the corner of Lot Nos. 37 and 38; thence with the southerly margin of said Woodland Street eastwardly 55 feet to an iron pin; thence southwestwardly 183.7 feet to an iron pin in the dividing line between Lot Nos. 38 and 39; thence westwardly 23.8 feet to an iron pin which is 40.2 feet east of the dividing line between said Lot Nos. 37 and 38; thence northwardly 180.2 feet to the beginning.

Being the same property conveyed to Andrew Doherty and Christina Cone, husband and wife, by deed dated 07/17/2020, from Corley P. Roberts, unmarried, of record in Instrument No. 20200720-0079267, Register's Office for said County.

Also being the same property conveyed to Corley P. Roberts, unmarried, by deed dated 06/16/2008, from Zelbert Dickson Brady and wife, Billie S. Brady, of record in Instrument No. 20080618-0062707, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1808 Woodland St, Nashville, TN 37206.

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 9 day of March, 2022.

Christina Cone

Andrew Doherty

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christina Cone and Andrew Doherty, 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 9 day of March, 2022.

My commission expires: 9/18/22

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

Notary Public