Karen Johnson Davidson County
Batch# 822363 DEEDWARR
03/15/2022 09:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,664.00
20220315-0029849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26TH~~ 3rd DAY OF ~~JANUARY~~ February, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0656-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Floyd, Trevor M. Boyce, George Buahin	Movement Mortgage LLC	081-02-4F-015.00-CO
(NAME) 2810 Luna Avenue	(NAME) 8024 Calvin Hall Rd	
(ADDRESS) San Diego, CA 92117	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Twenty Thousand And No/100 Dollars ($720,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROY DICKERSON AND COLE EDWARDS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW FLOYD, A MARRIED MAN, TREVOR M. BOYCE, A MARRIED MAN, AND GEORGE BUAHIN, AN UNARRIED MAN,** 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 Unit No. 15, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422 and amended in Instrument No. 20181029-0107076, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roy Dickerson and Cole Edwards by Warranty deed from Buena Vista Partners, a Tennessee General Partnership of record in Instrument No. 20190815-0081691 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 15, 2019.

This is:

unimproved ☐

improved ☒ property, known as 1737 Pecan Street #6, Nashville, TN 37208

(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 our hands this 22 day of December, 2021.

Roy Dickerson

Cole Edwards

State of Virginia
County of Alexandria

On this 22 day of Dec., 2021, before me personally appeared Roy Dickerson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this ____day of_____, 20____.

Notary Public

My Commission Expires:_____

State of Virginia
County of Alexandria

On this 22 day of Dec., 2021, before me personally appeared Cole Edwards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22 day of Dec, 2021.

Notary Public

My Commission Expires: 01/31/25

COLLIN REECE DOWNS
NOTARY PUBLIC
REG. # 7952862
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 01/31/2025

This is:

unimproved ☐

improved ☒ property, known as 1737 Pecan Street #6, Nashville, TN 37208

(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 our hands this 22 day of December 2021, -.

RJBD

Roy Dickerson

N/A

Cole Edwards

State of NC
County of Cabarrus

On this 22nd day of December 2021, before me personally appeared Roy Dickerson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22nd day of December, 2021.

Hemal Patel

Notary Public

HEMAL PATEL
Notary Public - North Carolina
Cabarrus County
My Commission Expires Apr 22, 2024

My Commission Expires: 04/22/2024

State of _____
County of _____

On this ____day of_____, 20____, before me personally appeared Cole Edwards, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this ____day of_____, 20____.

_____

Notary Public

My Commission Expires:_____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/08/2022 ____ (date of document).

Affiant Signature

03/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025