Karen Johnson Davidson County
Batch# 828608 DEEDWARR
03/25/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20220325-0034721

This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF Davidson
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Hendersonville, TN 37075	The actual consideration or value, whichever is greater for this transfer is $382,000.00. Carmen Coats Affiant
ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5 2025	Subscribed and sworn to before me, this 15th day of March, 2022. Eliza Whitfield Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Christopher R. Kies and Jacqueline R. Wallace 1007 Westchester Drive Madison, TN 37115	Movement Mortgage LLC 8024 Calvin Hall Road Indian Land, SC 29707	Property 1: 042-09-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Need for Snead Renovations, LLC, a Tennessee limited liability company, the "Grantor," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Christopher R. Kies, unmarried and Jaqueline R. Wallace, unmarried, as joint tenants with rights of survivorship, the "Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Section One, Kemper Heights of record in Plat Book 2331, Pages 65 and 66, in the 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. 145 fronts 75 feet on the Southerly side of Westchester Drive and extends back between lines, 206 feet on the Easterly side and 195.6 feet on the Westerly side, to a deed line in the rear which measures 76.7 feet.

Being the same property conveyed to Need for Snead Renovations, LLC a Tennessee limited liability company by Warranty deed from Melissa Duncan of record in Instrument No. 20211105-0148249 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 05, 2021.

Being also known as 1007 Westchester Drive, Nashville, Tennessee 37115.

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TO HAVE AND TO HOLD said real estate unto the Grantee, Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15 day of March,2022.

Need for Snead Renovations, LLC

By: _____
Name: Keith Snead, Jr.
Title: Sole and Managing Member

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 15 day of March, 2022, before me personally appeared Keith Snead, Jr., sole and managing member of Need for Snead Renovations, LLC, t with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself as the sole and managing member of Need for Snead Renovations, LLC, the within named bargainor, and that as sole and managing member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.

Witness my hand, at office, this 15 day of March, 2022.

Traci Sellers
Notary Signature

My commission expires: 6.24.25

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 3/18/2022 (date ~~of document~~).

Affiant Signature

3/18/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of March 2022.

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

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025