WARRANTY DEED

Karen Johnson Davidson County
Batch# 833218 **DEEDWARR**
04/01/2022 12:24:28 PM 2 pgs
Fees: $13.00 Taxes: $1,150.70

20220401-0038135

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

JM-BMR-22-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Smith and Caroline Dalon Smith	**Movement Mortgage, LLC**	
(NAME)	(NAME)	053-11-0-059.00
~~103 Becker Ave~~ 1004 Harlequin Blvd.	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
~~Old Hickory, TN 37138~~ Hendersonville, TN 37075	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH KING, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN SMITH AND CAROLINE DALON SMITH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8 in Block C on the Plan of Subdivision Map No. 3 of Life & Casualty Insurance Co. Property of record in Plat Book 974, Page 11, in the 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 Sarah Thornburg, a single woman by Warranty deed from Danny Kittrell and Rebecca Kittrell, husband and wife of record in Instrument No. 20181218-0123087 Register's Office for Davidson County, Tennessee, dated December 12, 2018 and recorded on December 18, 2018.

The said Sarah Thornburg has since married and is now known as Sarah King. The said Joshua King joins in execution of this Warranty Deed to convey anyand all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 103 Becker Ave, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 29th DAY OF MARCH, 2022.

Sarah King by Joshua King, Attorney in Fact

Joshua King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua King, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SARAH KING, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH KING.

Witness my hand and official seal, this the 29th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA KING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212