Karen Johnson Davidson County
Batch# 839233 DEEDWARR
04/13/2022 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220413-0043099

Warranty Deed

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of April, 2022.

Notary Public

My commission expires: 9-2-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexander James Calabrese	Movement Mortgage LLC	072-16-4S-002.00-CO
2203 Sheridan Road	8024 Callan Hall Rd	
Nashville, TN 37206	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRUCE MCNEILAGE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER JAMES CALABRESE, AN UNAMRRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 B of Homes at 1501 Hayden Drive, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20201120-0136687, Register's Office for said County, and being shown on plan attached thereto as Exhibit "B", to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Heather Richardson, unmarried by Warranty deed from Jon David Barnett, unmarried and Susan T. Barnett, married of record in Instrument No. 20100312-0019073 Register's Office for Davidson County, Tennessee, dated March 05, 2010 and recorded on March 12, 2010.

Being a portion of the same property conveyed to Donald R. Barrett, Jr., Trustee by Quitclaim Deed from Heather Richardson of record in Instrument No. 20100324-0022029, Register's Office for Davidson County, Tennessee, dated March 05, 2010 and recorded on March 24, 2010 and within the same deed the said Donald R. Barrett, Jr., Trustee conveyed his interest in the subject property to Heather Richardson, unmarried and Erick Olmstead, unmarried, tenants in common with right of survivorship.

Being the same property conveyed to M Squared LLC, a Tennessee limited liability company by Warranty deed from Heather Olmstead fka Heather Richardson and Erick Olmstead, husband and wife of record in Instrument No. 20210315-0033821 Register's Office for Davidson County, Tennessee, dated March 11, 2021 and recorded on March 15, 2021.

Being the same property conveyed to Bruce McNeilage, a married man by Warranty deed from M Sqaured LLC of record in Instrument No. 20220214-0016907 Register's Office for Davidson County, Tennessee, dated January 31, 2022 and recorded on February 14, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2203 Sheridan Road, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of April, 2022.

Bruce McNeilage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 4th day of April, 2022.

Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-25

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 4/7/2022 (date ~~of document~~).

Affiant Signature

4/7/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of April, 2022.

Eliza Whitfield
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