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



STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $475,000.00.

Affiant

Subscribed and sworn before me this the 18 day of April, 2022.

Notary Public
My commission expires: 9/18/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James M. Ford and Karman C. Meyer 7440 Harrow Drive Nashville, TN 37221	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	142-02-0 085.00

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, MATTHEW DEAN LAMAR, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES M. FORD AND KARMAN C. MEYER, HUSBAND AND WIFE, 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 Lot No. 120 on the Plan of Cross Timbers Section 3, of the record in Plat Book 4175, page 21, 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 Matthew Dean Lamar, by deed dated 02/09/2022, from Payton Danielle Lamar, of record in Instrument No. 20220224-0021385, Register's Office for said County.

Also being the same property Matthew D. Lamar and Payton Lamar, husband and wife, by deed dated 04/17/2020, from Joshua Howard and Aubrey Livingston, husband and wife, of record in Instrument No. 20200421-0041676, Register's Office for said County.

Also being the same property conveyed to Joshua Howard, unmarried, and Aubrey Livingston, unmarried, by deed dated 07/14/2017, from David Martin Baker, unmarried, of record in Instrument No. 20170719-0072603, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7440 Harrow Drive, Nashville, TN 37221.

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.

Karen Johnson Davidson County
Batch# 847133 DEEDWARR
04/28/2022 10:53:57 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20220428-0049139

Witness my hand this the 18th day of April, 2022.

Matthew Dean Lamar

STATE OF TENNESSEE
COUNTY OF Davidson MDL

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Dean Lamar, 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 18th day of April, 2022.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY