Karen Johnson Davidson County
Batch# 848080 DEEDWARR
04/29/2022 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20220429-0049798

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440420** ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $895,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2022. Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Andrew Carr and Kimberly Susan Carr 5212 Trousdale Drive Nashville TN 37220	New Owner Movement Mortgage LLC 8024 Calvin Hall Rd Indian Land, SC 29707	Tax Parcel ID No. 146 16 0 182.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A. Smith and Cara J. Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Andrew Carr and Kimberly Susan Carr, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 929 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, Page 92, said Register's Office.

Beginning on the Easterly margin of Trousdale Drive at the corner of Lots Nos. 929 and 931; thence with the line between said two lots Eastwardly 175.3 feet to a point in the Western boundary Line of Lot No. 957; thence with the line between Lots Nos. 929 and 957 Northeastwardly 104 feet to the Southwest corner of Lot No. 961; thence with the line between Lots Nos. 929 and 961, Northeastwardly 37 feet to the corner of Lots Nos. 927 and 929; thence with the line between said two Lots Westwardly 227.8 feet to the Easterly margin of Trousdale Drive; thence with the same Southwardly 118 feet to the beginning.

Being the same property conveyed to David A. Smith and wife, Cara J. Smith, by Warranty Deed from Gordon D. Gill and wife, Norma H. Gill, of record in Instrument No. 20020718-0086416, in the Register's Office of Davidson County, Tennessee, dated July 15, 2002 and recorded on July 18, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Hall, Section IX, as recorded in Plat Book 2331, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2488, Page 489.

This is improved property located at 5212 Trousdale Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2022.

David A. Smith

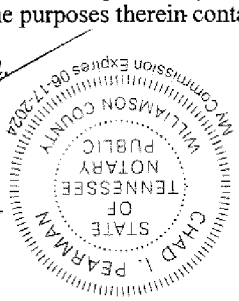
Cara J. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David A. Smith and Cara J. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2022.

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 04/25/2022 ____ (date of document).

Affiant Signature

04/25/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25 day of April, 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