Karen Johnson Davidson County
Batch# 854216 DEEDWARR
05/12/2022 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20220512-0054737

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Raechel McBride	Movement Mortgage, LLC	063-02-0-064.00
(NAME)	(NAME)	
1427 Mohawk Trail	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220659

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lockwood Estates, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Raechel McBride, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate Davidson County, Tennessee, and described as follows:

Being the northerly one-half of Lot No. 54 and all of Lot No. 55 on the Map of Nawakwa Hills Powwow Addition, Section 2, as of record in Plat Book 974, page 10, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 54 and all of Lot No. 55 fronts together 75 feet on the easterly side of Whoopee Trail and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Lockwood Estates, LLC, a Tennessee limited liability company by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated December 22, 2021 and filed of record in Instrument No. 20220104-0000917, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1427 Mohawk Trail, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of May, 2022

Lockwood Estates, LLC

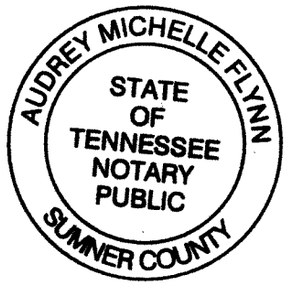
BY: _____
Adam Beck
Sole Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Adam Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Lockwood Estates, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 2nd of May, 2022.

_____
Notary Public
My Commission Expires: 3.3.26



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/2/2022 (date of document).

Jennifer Russell
Affiant Signature

5/4/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of May 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

