Karen Johnson Davidson County
Batch# 859255 DEEDWARR
05/19/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220519-0058319

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Carmen Costa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:
5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-04078

Address of New Owner:	Send Tax Bills to:	Tax Information:
Melisse Tokic 1127 Tuckahoe Drive Nashville, TN 37207	Movement Mortgage LLC 8024 Calm Hall Rd Indian Land, SC 29707	041-16-0-030.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan Alan Kershner and Jessica Kershner, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Melisse Tokic, A Single Woman**, hereinafter called the Grantees, their successors 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 Lot No. 137 on the Plan of Section V, Bellshire Estates of record in Book 2133, Page 114, 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 Ryan Alan Kershner and Jessica Kershner, husband and wife by Warranty Deed from Aaron Stephen Jones and Catherine Jones, husband and wife of record in Instrument No. 20180309-0022377 Register's Office for Davidson County, Tennessee, dated March 08, 2018 and recorded on March 09, 2018. (Value of consideration shown in aforementioned deed $275,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1127 Tuckahoe Drive, Nashville, TN 37207

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 11th day of May, 2022

Ryan Alan Kershner

Jessica Kershner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of May, 2022, before me personally appeared Ryan Alan Kershner and Jessica Kershner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public: W. Brad Lehman

My Commission Expires: 9/21/2024

W. BRAD LEHMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 05/13/2022 ____ (date of document).

Affiant Signature

05/13/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of May, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025