PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

23198
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Matthew Johnson
Taylor Johnson
2923 Knobdale Road
Nashville, TN 37214

Send Tax Bills to:
Movement Mortgage, LLC
8024 Calvin Hall Rd
Indian Land, SC 29707

Map/Parcel: 08408008700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael A. Howell and wife, Deborah D. Howell**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **Matthew Johnson and Taylor Johnson, husband and wife**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 172 on the Plan of Lincoya Hills, Section Seven, as of record in Book 2331, page 119, Register's Office for said County.

Said Lot No. 172 fronts 139.56 feet on the southerly side of Knobdale Road and runs back between lines, 278.1 feet on the easterly side and 328.8 feet on the westerly side, to a line at the rear measuring 180 feet thereon.

BEING the same property conveyed to Michael A. Howell and wife, Deborah D. Howell by Warranty Deed from Thomas McMillan Reynolds heir to the Estate of Dorothy S. Reynolds, dated October 1, 2021, and recorded at Instrument No. 20211004-0133067, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: Taxes for 2022 and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 2923 Knobdale Road, Nashville, TN 37214

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, his heirs and assigns forever; and we do covenant with said GRANTEE that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEE, his 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# 862951 DEEDWARR
05/26/2022 09:53:43 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20220526-0061154

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Michael A. Howell

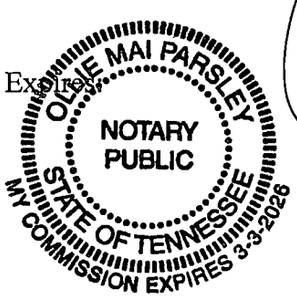
Deborah D. Howell

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael A. Howell and Deborah D. Howell , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this the 20th day of May, 2022.

My Commission Expires:



Notary Public

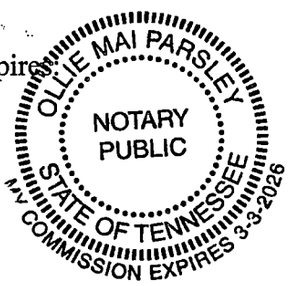
STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $565,000.00

Affiant

Subscribed and sworn to before me this 20th day of May , 2022.

My Commission Expires:



Notary Public