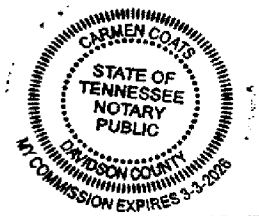
Karen Johnson Davidson County
Batch# 871844 DEEDWARR
06/15/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220615-0068431

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$515,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Melissa Ames 601 Old Hickory Blvd #12 Brentwood, TN 37027	MOVEMENT MORTGAGE 8024 CALVIN HALL RD INDIANLAND, SC 29707	171-03-0B-206-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brian Fulton and Lauren Fulton, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Melissa Ames, a single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of a Horizontal Property Regime(Private Element) Phase Two, Section Six, Townhomes of Fredericksburg of record in plat Book 9700, Pages 953 and 954, 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 Brian Fulton, a single man, by Warranty Deed from Alex Simpson, a married man, dated 05/05/2005 and recorded 05/12/2005 in Instrument 20050512005375l, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Fulton and Lauren Fulton, husband and wife, by Quitclaim Deed from Brian Fulton, a married man, dated 12/28/2018 and recorded 01/04/2019 in Instrument 20190104000096l, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: **601 Old Hickory Blvd #12, Brentwood, TN 37027**

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 we do covenant with the said GRANTEES 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 land to the 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/our hand(s) this the 3rd day of June, 2022.

Brian Fulton

Lauren Fulton

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brian Fulton and Lauren Fulton with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 3rd of June, 2022.

Notary Public

My Commission Expires: 08.31.2022

(SEAL)

AMANDA RUSSELL
Notary Public
STATE OF TEXAS
Notary I.D. 125823778
My Comm. Exp. Aug. 31, 2022

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 06/09/2022 ____ (date of document).

Affiant Signature

06/09/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of June, 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