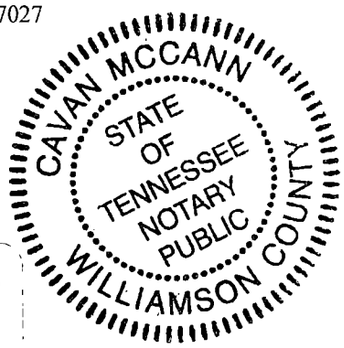
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $890,000.00.

Affiant

Subscribed and sworn before me this the 14 day of July, 2022.

Notary Public
My commission expires: 9/18/22

Karen Johnson Davidson County
Batch# 889514 DEEDWARR
07/15/2022 11:38:54 AM 2 pgs
Fees: $13.00 Taxes: $3,293.00

20220715-0081477

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark Nicholas and Molly Nicholas	Movement Mortgage, LLC	160-03-0 090.00
5320 Anchorage Drive	8024 Calvin Hall Road	
Nashville, TN 37220	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES ROBERT HUMPHREYS, JR., AND HILLARY HUMPHREYS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MOLLY NICHOLAS, AND MARK NICHOLAS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Nashville, Davidson County, Tennessee, being Lot No. 223 on the Plan of Haileywood Estates, Section 8-A, as of record in Book 2854, page 82, Register's Office for said County.

Said Lot fronts 88 feet on the south side of Anchorage Drive, and runs back 291.2 feet on the east line and 294.1 feet on the west line, to a dead line in the rear on which it measures 155 feet.

Being the same property conveyed to James Robert Humphreys, Jr., by deed dated 01/16/2004, from Mary Carol Friddell and James Robert Humphreys, Sr., of record in Instrument No. 20040120-0007343, Register's Office for said County.

Hillary Humphreys, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5320 Anchorage Drive, Nashville, TN 37220.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 14th day of July, 2022.

James Robert Humphreys, Jr.

Hillary Humphreys

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Robert Humphreys, Jr., and Hillary Humphreys, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of July, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY