Karen Johnson Davidson County
Batch# 900447 DEEDWARR
08/08/2022 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,019.20
20220808-0090034

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $816,000.00

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 4th day of August, 2022.

Brooke Hicks
Notary Public

My Commission Expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Michael John Loyco, Jr.	Movement Mortgage LLC	083-05-0-400.00
1403 Stratton Avenue	8024 Calvin Hall Rd.	
Nashville, TN 37206	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

George H. Lynn, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael John Loyco, Jr., a married man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 part of Lot No. 8 in the Division of the Ordway property, which is of record in Book 57, Page 88, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Stratton Avenue at a point 70 feet east of the northeast corner of Stratton Avenue and N. 14th Street; thence northerly and parallel with the easterly margin of N. 14th Street 177 feet; thence easterly parallel with Stratton Avenue 65 feet; thence southerly parallel with N. 14th Street 177 feet to the northerly margin of Stratton Avenue; thence with said Avenue westerly 65 feet to the beginning.

BEING the same property conveyed to George H. Lynn, unmarried, by Warranty Deed from Maurice A. Linares, unmarried, dated 4/13/2001 and recorded 4/18/2001 in Instrument Number 20010418-0038544, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 1403 Stratton Avenue, Nashville, TN 37206.

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land 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.

Witness my/our hand(s) this 4th day of August, 2022.

George H. Lynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

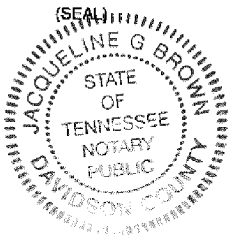
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George H. Lynn with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th of August, 2022.

Notary Public

My Commission Expires: 11/3/25

(SEAL)



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 08/08/2022 ____ (date of document).

Affiant Signature

08/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of August, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025