Karen Johnson Davidson County
Batch# 906514 DEEDWARR
08/23/2022 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220823-0094919

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $~~600,000.00~~. Affiant Subscribed and sworn to before me, this the ~~18th~~ 22nd day of August, 2022. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mohammad Jahan and Rajib Jahan	Movement Mortgage, LLC	083-05-0-236.00
1108 Calvin Avenue	8024 Calvin Hall Road	
Nashville, TN 37206	Indian Lance, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ASHLEY D. THOMPSON AND JULIA REYNOLDS THOMPSON, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAJIB RAHMAN JAHAN, A MARRIED MAN, AND MOHAMMAD JAHAN, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 10 and the westerly 4 feet of Lot No. 9 of Block "B" on the Map of Wakefield Smith Company's Subdivision of Lots 55 and 56 in F.O. Beazley's Plan, as of record in Book 843, Page 19, Register's Office for said County.

Said Lot No. 10 and the westerly part of Lot No. 9 front together 45 feet 10 inches on the southerly side of Calvin Avenue and runs back between parallel lines, 178 feet to a dead line.

Being the same property conveyed to Ashley D. Thompson, unmarried man by Warranty deed from Christian Properties, Inc of record in Instrument No. 20040105-0001508 Register's Office for Davidson County, Tennessee, dated December 19, 2003 and recorded on January 05, 2004.

Being the same property conveyed to Ashley D. Thompson, unmarried, and Julia Reynolds Thompson, unmarried, as joint Tenants with Rights of Survivorship by Quitclaim deed from Ashley D. Thompson, unmarried of record in Instrument No. 20090622-0058140 Register's Office for Davidson County, Tennessee, dated June 16, 2009 and recorded on June 22, 2009.

Being the same property conveyed to Ashley D. Thompson and Julia Reynolds Thompson, a married couple by Quitclaim deed from Ashley D. Thompson and Julia Reynolds Thompson of record in Instrument No. 20190228-0018320 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on February 28, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1108 Calvin Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2022.

Julia Reynolds Thompson

Ashley D. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julia Reynolds Thompson and Ashley D. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2022.

Notary Public

My Commission Expires: 7.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Michelle Crawford 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 8/18/22.

Date

Affiant Signature

8/18/22

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18th day of August, 2022.

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY