Karen Johnson Davidson County
Batch# 906732 DEEDWARR
08/23/2022 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,209.75
20220823-0095194

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $867,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2022.

NICHOLAS BURRAGE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMMISSION EXPIRES MAY 18, 2025

Notary Public
MY COMMISSION EXPIRES: May 18, 2025
File No. G22-16861

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	MOVEMENT MORTGAGE, LLC	
Joshua Ryan Dunlap (NAME)	SAME as New Owner (NAME)	083-05-0-369
	8024 CALVIN HALL RD	
1406 Franklin Ave. (STREET ADDRESS)	~~1406 Franklin Ave.~~ CHC (STREET ADDRESS)	
	INDIAN LAND, SC 29707	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	~~Nashville, TN 37206~~ (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Andrew Straton and Mariko Straton, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Ryan Dunlap, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 the westerly 11.4 feet of Lot No. 2 and the easterly 37.2 feet of Lot No. 3 of Block No. 1 on the Corrected Plan of the subdivision of Blocks 1, 2 and 3 on the T. P. Weakley Home Place of record in Plat Book 421, page 50, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 2 and 3 front together 48.6 feet on the southerly side of Seymour, formerly Franklin Avenue, and runs back between parallel lines 240 feet to an alley.

Being the same property conveyed to Andrew Straton and Mariko Straton, husband and wife by Deed dated July 14, 2016, recorded July 19, 2016, in Instrument Number 20160719-0073953, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1406 Franklin Ave, 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 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. Whenever 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 19th day of August, 2022.

Andrew Straton

Mariko Straton

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Hamilton

On this 19th day of August, 2022, before me personally appeared Andrew Straton and Mariko Straton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~19~~18th day of August, 2022.

Notary Signature
My commission expires: 10/04/2028

NOTARY PUBLIC SEAL STATE OF INDIANA
NIKIA LENEE ALEXANDER
Commission Number: NP0733326
My Commission Expires
10/04/2028

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 August 23, 2022 (date of document).

Affiant Signature

August 23, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025