36103-8 BOX 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 908526 DEEDWARR
08/26/2022 09:54:38 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220826-0096404

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Jessica D. Puckett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 22-7-0202-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jennifer Holcomb	Movement Mortgage, LLC	094-01-OA-002.00-CO
(NAME)	(NAME)	
810 12th Street	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty-Five Thousand And No/100 Dollars ($455,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JONATHAN MILLER AND WIFE, JULIA OSGOOD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER JONES AND JENNIFER HOLCOMB, HUSBAND AND WIFE, 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 Unit No. B on the plan of Homes at 810 South 12 Street, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at 810 South 12th Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20131216-0126895, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JONATHAN MILLER, UNMARRIED MAN, by deed from JUSTIN CHESNEY AND CARISSA TSIRIS, HUSBAND AND WIFE, of record in Instrument No. 20160531-0054312, dated May 27, 2016, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan as shown on Exhibit "B" of the Declaration of Covenants, Conditions & Restrictions of Homes at 810 South 12th Street, of record in Instrument No. 20131216-0126895, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Homes at 810 South 12th Street, of record in Instrument No. 20131216-0126895, Register's Office for Davidson County, Tennessee. 3) Charter of Homes at South 12th Street Homeowners' Association, Inc. of record in Instrument No. 20140203-0009457, Register's Office for Davidson County, Tennessee. 4) Taxes for the current year prorated and assumed by the Grantee.

Julia Osgood, wife of Jonathan Miller, joins in this conveyance for the sole purpose of conveying her marital interest in the property.

unimproved ☐
This is improved ☒ property, known as 810 12th Street, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 23rd day of August, 2023.

Jonathan Miller

Julia Osgood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2022, before me, the undersigned, personally appeared Jonathan Miller, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public: _____

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2022, before me, the undersigned, personally appeared Julia Osgood, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public: _____

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 810 South 12th Street, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20131216-0126895, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.