WARRANTY DEED

Karen Johnson Davidson County
Batch# 934112 **DEEDWARR**
10/27/2022 10:54:57 AM 2 pgs
Fees: $13.00 Taxes: $3,056.20

20221027-0116368

Y-CRE-22-1319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $826,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Garrett Ingalls	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**061-12-0-017.00**
1319 Kenwood Drive	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK S. CRUMP, TRUSTEE OF THE MARY ANN MASTERS REVOCABLE TRUST, DATED NOVEMBER 11, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARRETT INGALLS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described property lying in the Davidson County, Tennessee, bounded and described as follows:

Beginning at an iron pin in the northerly margin of Kenwood Drive, at the corner of Lots 5 and 7:

Thence N 06 53 36 E 273.25 feet to an iron pin;

Thence N 62 04 24 E 30.00 feet to an iron pin;

Thence S 84 49 16 E 115.01 feet to an iron pin;

Thence S 84 55 12 E 60.00 feet to an iron pin;

Thence S 06 48 54 w 294.63 feet to an iron pin;

Thence N 83 25 09 W 199.96 feet to the point of beginning.

Being the same property conveyed to Mary Ann Masters and Mark S. Crump, as Co-Trustees of the Mary Ann Masters Revocable Trust dated November 11, 2021, by Quitclaim Deed from Mary A. Masters of record in Instrument No. 20211116-01525 Register's Office for Davidson County, Tennessee, dated November 11, 2021 and recorded on November 16, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Agreement for Dedication of Easement of record in Book 4199, Page 570, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1319 Kenwood Drive, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 25th DAY OF OCTOBER, 2022.

The Mary Ann Masters Revocable Trust, dated November 11, 2021

BY: _____
Mark S. Crump
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK S. CRUMP, CO-TRUSTEE of THE MARY ANN MASTERS REVOCABLE TRUST, DATED NOVEMBER 11, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of October, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212