Karen Johnson Davidson County
Batch# 951256 DEEDWARR
12/13/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20221213-0129389

Prepared By and Return to:
Authority Title and Escrow
319 Hickerson Dr Ste F
Murfreesboro, TN 37139

State of Tennessee Davidson
County of ~~Rutherford TN~~
The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

File Number: TN-22-1187

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Subscribed and sworn to before me, this 12th day of December, 2022.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jordan Riley and Leanne Pearson	Movement Mortgage, LLC	171-08-0C-019.00-CO
5709 Portsmouth Place	8024 Calvin Hall Road	
Brentwood, TN 37027	Indian Land, SC 29707	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rebecca J. Byrd, widowed, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jordan Riley and Leanne Pearson, husband and wife , with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Williamsburg at Brentwood, Section Two of record in Plat Book 9700, Page 692, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip D. Byrd and wife, Rebecca J. Byrd by Warranty Deed from Randall Phillips Homes LLC of record in Book 11367, Page 341, Register's Office for Davidson County, Tennessee, dated February 23, 1999 and recorded on March 04, 1999. The said Phillip D. Byrd having since died March 3, 2021, leaving the property soley vested to Rebecca J. Byrd.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5709 Portsmouth Place, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12th day of December, 2022.

Rebecca J. Byrd

Rebecca J. Byrd

State of Tennessee
County of Rutherford Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rebecca J. Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 12th day of December, 2022.

Notary Public at Large
My Commission Expires: 2/22/25

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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 December 13, 2022 (date of document).

Affiant Signature

December 13, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023