39B

Karen Johnson Davidson County
Batch# 958506 DEEDWARR
01/06/2023 09:19:53 AM 3 pgs
Fees: $18.00 Taxes: $6,867.20

20230106-0001196

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 872011 M-C-155768-3 TO-1241 Kayla Bocchino	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,856,000.00 Affiant Subscribed and sworn to before me, this the 5 day of JANUARY, 2023. Notary Public My commission expires: 7/6/24 (Affix Seal)

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: Movement Mortgage
NAME: John Selph and Pamela Selph	NAME: MOVEMENT MORTGAGE 8024 CALVIN HALL RD
STREET ADDRESS: ~~902 South~~ 902 Wilson Blvd. Nashville, TN 37215	STREET ADDRESS: INDIANLAND, SC 29707
MAP & PARCEL NO.: 116-08-0-145.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Danny Chavez and Stephanie Anne Chavez, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

John Selph and Pamela Selph, Husband and Wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 902 ~~South~~ Wilson Boulevard, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 6th day of DECEMBER, 20 22.

X _____
Michael Danny Chavez

X _____
Stephanie Anne Chavez

State of Tennessee } ss
County of Dickson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Danny Chavez, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 6th day of December, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

DESTINY CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2023
DICKSON COUNTY

_____
Notary Public
My commission expires 02.22.2023

State of Tennessee } ss
County of Dickson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stephanie Anne Chavez, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 6th day of December, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires 02.22.2023

DESTINY CURRY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2023
DICKSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Southerly 70 feet of Lot No. 40 on the Plan of Woodmont Park Subdivision, of record in Plat Book 547, Page 148, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 70 feet on the Easterly side of Wilson Boulevard, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Michael Danny Chavez and Stephanie Anne Chavez, husband and wife, by Warranty Deed from Russell William Love and Pamela Love, husband and wife, of record in Instrument No. 20180207-0012352, Register's Office for Davidson County, Tennessee, dated February 02, 2018 and recorded on February 07, 2018. (Value of consideration shown in aforementioned deed $550,000.00.)