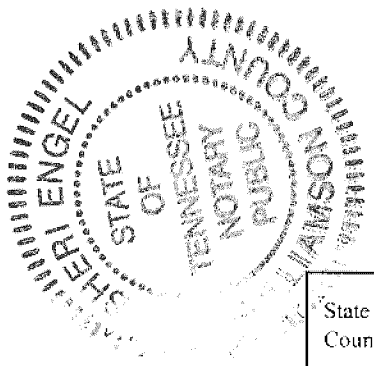


This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$1009.000.00~~ $721,400.00

Affiant

Subscribed and sworn to before me a notary public, this 17th day of January, 2023.

Notary Public

My commission expires: 12-18-2023

Karen Johnson Davidson County
Batch# 961747 DEEDWARR
01/17/2023 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $2,669.18
20230117-0003774

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
Shane Ramon Shown 1604 56th Ave N. Nashville, TN 37209	~~Same~~ Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	**09102029100**

THIS INDENTURE, made and entered into this **17th** day of **January, 2023**, by and between **Brooke Ashley Usher**, a married person, and husband **Oscar Charles Gnaedig**, party of the first part, and **Shane Ramon Shown**, an unmarried man, party of the second part,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Mount Juliet, County of Wilson, State of Tennessee:

Land in Davidson County, Tennessee, being part of Block H on Plan No. 2 of West Nashville, as shown of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the easterly margin of 56th Avenue North, formerly 15th Street, at the northwest corner of the property conveyed to Benjamin F. Kizer and wife, by Deed from W. F. McCord and wife, of record in Book 1272, Page 625, said Register's Office; thence with Kizer's northerly line, 60 feet; thence northwardly and parallel

with the easterly margin of said 56th Avenue North, 75 feet to the southerly margin of an alley; thence with the same westwardly 60 feet to the easterly margin of said 56th Avenue North, thence southwardly 75 feet to the beginning

Being the same property conveyed to BROOKE ASHLEY USHER, by deed from WEST NASHVILLE LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument **No. 20160603-0056049, dated June 2, 2016, said Register's Office.**

This is improved property known as 1604 56th Ave N., Nashville, TN 37209.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

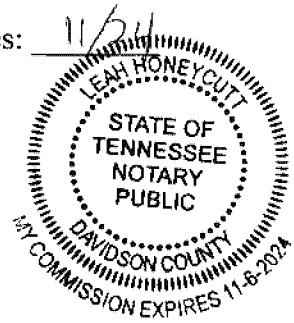
Brooke Ashley Usher

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brooke Ashley Usher to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, upon oath and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **17th** day of **January, 2023**.

Notary Public
My commission expires: 11/24



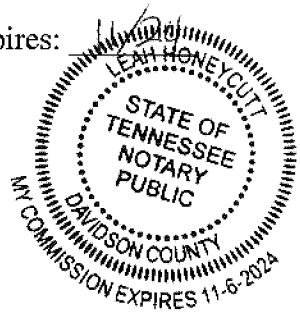
Oscar Gnaedig, joins in this conveyance to convey any marital interest he may have in this property

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Oscar Gnaedig to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, upon oath and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **17th** day of **January, 2023**.

Notary Public
My commission expires:



I, Sheri Engel, 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 this 17th day of January, 2022

Sheri Engel

Dated 1/17/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 17th day of January, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY