Karen Johnson Davidson County
Batch# 964980 DEEDWARR
01/27/2023 10:02:21 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20230127-0006295

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12608-2023

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Madelyn Graves
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of 2023

NOTARY PUBLIC

My commission expires: 9-6-26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Binder and Bryan Barnes	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC, 29707	134-01-0-047

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY THOUSAND AND 00/100 Dollars ($390,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SANDY HOSEIN AND MOHANEE HOSEIN, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRYAN BARNES AND MARY BINDER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section 1, Curreywood Acres, of record in Book 2133, pages 109 and 110, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sandy Hosein and wife, Mohanee Hosein, from William Karnes, Jr., and wife, Jeneva T. Karnes, by Warranty Deed dated August 14, 1998 and recorded August 19, 1998 in Book 11071, page 733, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 616 Vinson Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of January, 2023

GRANTOR(S)

Sandy Hosein

Sandy Hosein

Mohanee D. Hosein

Mohanee Hosein

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public, Sandy Hosein and Mohanee Hosein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25 day of January 2023.



Katherine Warren

Notary Public

Katherine Warren

Printed Notary Name

My commission expires: 3/22/26