WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Katrina Brock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2023.

Lindsay B. Rudy
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

G-BR-23-2

Karen Johnson Davidson County
Batch# 967259 DEEDWARR
02/03/2023 02:57:22 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20230203-0008158

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:	
Katrina Brock	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**061-04-0-089.00**
2 Ruskin Avenue	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-1416	**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, **MARLA T. NEELY AND HUSBAND, MARVIN NEELY AND CARTER N. TUGGLE AND AMY F. TUGGLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATRINA BROCK, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being part of Lot Nos. 6 and 7 of Block 3 of the Map of the A. J. McGaughey's Second Haysboro Subdivision, of record in Book 547, Page 43, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Ruskin Avenue, which point is 198 feet West of the Westerly margin of Brush Hill Road; thence Southerly 159.30 feet to a point; thence Westerly 102 feet to a point; thence Northerly 166 feet to the Southerly margin of Ruskin Avenue; thence with the margin of same, Easterly 102 feet to the point of beginning.

Being the same property conveyed to Marla T. Neely and Marvin Neely, husband and wife and Carter N. Tuggle and Amy F. Tuggle, husband and wife, by Warranty deed from Marion K. Grant, an unmarried person, and Gregory S. Davis and Valerie Davis, husband and wife of record in Instrument No. 20160826-0089492, Register's Office for Davidson County, Tennessee, dated August 24, 2016 and recorded on August 26, 2016. (Value of consideration shown in aforementioned deed $247,000.00.)

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 43, 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: **2 Ruskin Avenue, Nashville, Tennessee 37216-1416**.

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 1st DAY OF FEBRUARY, 2023.

Marla T. Neely by Margaret Means, Attorney in Fact

Marla T. Neely by Margaret Means,
Attorney in Fact

Marvin Neely by Margaret Means, Attorney in Fact

Marvin Neely by Margaret Means,
Attorney in Fact

Carter N. Tuggle by Margaret Means, Attorney in Fact

Carter N. Tuggle by Margaret Means,
Attorney in Fact

Amy F. Tuggle by Margaret Means, Attorney in Fact

Amy F. Tuggle by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARLA T. NEELY AND MARVIN NEELY and who acknowledged she executed the same as the free act and deed of the said MARLA T. NEELY AND MARVIN NEELY

Witness my hand and official seal, this the 1st of February, 2023.

April Bennett
Notary Public
My Commission Expires: _____
(SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CARTER N. TUGGLE AND AMY F. TUGGLE, and who acknowledged he/she/they executed the same as the free act and deed of the said CARTER N. TUGGLE AND AMY F. TUGGLE.

Witness my hand and official seal, this the 1st of February, 2023.

April Bennett
Notary Public
My Commission Expires: _____
(SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

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