DIANA K HALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

DM-TAG-22-2700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-6-26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 968346 DEEDWARR
02/07/2023 11:40:16 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20230207-0008881

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:	
Stephen Doherty and Marie Egan-Doherty	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**083 12 0B 002.00**
2700 Eastland Ave	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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, **KASEY R. HARRINGTON AND CURTIS HARRINGTON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN DOHERTY AND MARIE EGAN-DOHERTY, HUSBAND AND WIFE,** 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 Unit No. B on the plan of Eastland Avenue Townhomes, filed as Exhibit "C", to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140124-0006889, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description of said unit.

Being the same property conveyed to Kasey R. Harrington and Curtis Harrington, wife and husband, by Warranty Deed from Eastland Development Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140929-0089470, in the Register's Office of Davidson County, Tennessee, dated September 25, 2014 and recorded on September 29, 2014.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Twin Estates, as recorded in Plat Book 3842, Page(s) 88.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140124-0006889.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4059, Page 205.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2700 Eastland Ave, Nashville, Tennessee 37206**.

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 26 DAY OF JANUARY, 2023.

Kasey R. Harrington

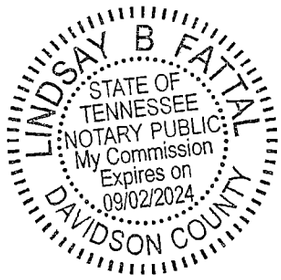
Curtis Harrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KASEY R. HARRINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURTIS HARRINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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