Karen Johnson Davidson County
Batch# 969595 DEEDWARR
02/13/2023 08:22:18 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00
20230213-0010104

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20101-MF

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-WM-23-1028

STATE OF ~~TENNESSEE~~ AZ
COUNTY OF Coconino

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2023.

CONNIE L. McQUADE
COMMISSION # 608061
NOTARY PUBLIC - STATE OF ARIZONA
YAVAPAI COUNTY
My Commission Expires July 11, 2025.

Notary Public
My Commission Expires: 07-11-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rebekah Johnson 1028 Nave Court Nashville, TN 37214	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	085 14 0B 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William A. Todd, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rebekah Johnson, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 20, Donelson Downs, as shown on Plat of record in Instrument No. 20190221-0015852, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William A. Todd, unmarried man, by Warranty Deed from Allison Kay Delaney and Jared Delaney, wife and husband and Edward A. Bencar, a married man, of record in Instrument No. 20210608-0076375, in the Register's Office of Davidson County, Tennessee, dated June 02, 2021 and recorded on June 08, 2021.

Being the same property conveyed to Allison Kay Delaney and Jared Delaney, wife and husband, as to an undivided one-half interest (the "Entireties Interest") and Edward A. Bencar, married, as to an undivided one-half interest (the "Individual Interest"), with the Entireties Interest and Individual Interest, as they relate to each other, being held as joint tenants with rights of survivorship, by Special Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability company, of record in Instrument No. 20200102-0000124, in the Register's Office of Davidson County, Tennessee, dated December 31, 2019 and recorded on January 02, 2020.

This is improved property located at: **1028 Nave Court, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of February, 2023.

GRANTOR:

William A. Todd

STATE OF ~~TENNESSEE~~ AZ
COUNTY OF Coconino

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William A. Todd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of February, 2023.

CONNIE L. McQUADE
COMMISSION # 608061
NOTARY PUBLIC - STATE OF ARIZONA
YAVAPAI COUNTY
My Commission Expires July 11, 2025.

Notary Public
My Commission expires: 07-11-2025