(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00.

Affiant

File #2023-0026

Karen Johnson Davidson County
Batch# 972882 DEEDWARR
02/22/2023 09:53:31 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20230222-0012389

Subscribed and sworn to before me on February 16th, 2023.

NOTARY PUBLIC
My Commission Expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Nader Wasif 5720 Chadwick Ln. Brentwood, TN 37027	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	160-16-0A-004.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LUCIUS M. LAMAR, AN UNMARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **NADER WASIF, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled Montgomery Place, Section One, of record in Plat Book 7900, page 708 and corrected in Book 9380, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LUCIUS M. LAMAR, by Warranty Deed from RADNOR HOMES, INC., of record in Book 9903, page 801, dated December 28, 1995, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5720 Chadwick Ln., Brentwood, TN 37027.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand on February 16, 2023.

Grantor:

Lucius M Lamar

Lucius M. Lamar

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **LUCIUS M. LAMAR**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2023.

M. Candis Thompson

Notary Public

My commission expires: 1.4.2025

M CANDIS THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY