Karen Johnson Davidson County
Batch# 985798 DEEDWARR
03/29/2023 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20230329-0022722

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #23-DM-0420-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brianna Patten Mosher	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
420 Black Mountain Drive	**8024 Calvin Hall Road**	**135 14 0A 097.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, **ELIZABETH M. BROWNING AND JAMAL BROWNING, WIFE AND HUSBAND, AND WILLIAM WYNN JOHN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIANNA PATTEN MOSHER, A SINGLE 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 lot No. 80 on the Plan of Phase Three, Pinnacle Point Subdivision, of record in Book 6900, Pages 391-393 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth M. Browning and Jamal Browning, wife and husband, and William Wynn John, a married man, by Warranty Deed from Paul Bullington and Glen McLain, married to each other, of record in Instrument No. 20201019-0121427, in the Register's Office of Davidson County, Tennessee, dated September 30, 2020 and recorded on October 19, 2020.

The above-described property is not now nor has ever been the marital residence of grantor William Wynn John.

This conveyance is subject to:
* Property Taxes for the year 2023 and subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Three, Pinnacle Point Subdivision, as recorded in Plat Book 6900, Page(s) 391-393; said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7032, Page 733, as corrected in Book 7065, Page 959, amended in Book 7067, Page 739, as supplemented in Book 10097, Page 390 and Nullification recorded in Instrument No. 20010504-0046047; said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 6405, Page 169 and Instrument No. 20010504-0046048; said Register's Office.
* Easement for Right of Way, recorded in Instrument No. 20201019-0121427; said Register's Office.
* Easement recorded in Book 6803, Page 287; Book 7097, Page 158; Book 9207, Page 511 and Book 9207, Page 522; said Register's Office.

* Storm Water Detention Agreement as set forth in instrument recorded in Book 6594, Page 983; said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **420 Black Mountain Drive, Antioch, TN 37013**.

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 24th day of March, 2023.

Elizabeth M. Browning

Jamal Browning

William Wynn John by Elizabeth M Browning, his Attorney in Fact
William Wynn John by Elizabeth M. Browning, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2023, before me personally appeared Elizabeth M. Browning and Jamal Browning, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of March, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH M. BROWNING, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM WYNN JOHN, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM WYNN JOHN.

Witness my hand, at office, this 24 day of March, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 24th day of March, 2023.

Affiant Signature
Date 03/24/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON