WARRANTY DEED

Karen Johnson Davidson County
Batch# 990997 DEEDWARR
04/12/2023 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20230412-0026974

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

MST 2023-0202

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cole Jackson and Sophia L. Prevost	Movement Mortgage, LLC	044-05-0-127.00
(NAME)	(NAME)	
103 Ensley Avenue	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Keegan Brett Justice, unmarried and Kaeli Justice, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cole Jackson and Sophia L. Prevost, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 83 on the Plan of Rayon City Development Company Subdivision of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pillip Hayse Grace and Keisha Grace by Cash Deed deed from The Secretary of Housing and Urban Development of record in Instrument No. 20160115-0004288 Register's Office for Davidson County, Tennessee, dated January 04, 2016 and recorded on January 15, 2016.

Being the same property conveyed to Keegan Brett Justice and Kaeli Justice, husband and wife by Warranty Deed from We Phillip Hayse Grace and Keisha Grace, husband and wife of record as Instrument Number 20210409-0047809, Register's Office for Davidson County, Tennessee, dated April 9, 2021 and recorded on April 9, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 103 Ensley Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 _____ DAY OF APRIL, 2023.

Keegan Brett Justice

Kaeli Justice

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal at office, this 11th day of April, 2023.

Notary Public
My commission expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County
(SEAL)

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal at office, this 11th day of April, 2023.

Notary Public
My commission expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County
(SEAL)

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4/11/23
Date

Celia Stewart-Rouse
Affiant Signature

4/11/23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 11th day of April, 2023.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

