WARRANTY DEED

Karen Johnson Davidson County
Batch# 995192 DEEDWARR
04/21/2023 03:16:30 PM 7 pgs
Fees: $38.00 Taxes: $1,220.63
20230421-0029719

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abigail Wells and Matthew Millen	Movement Mortgage, LLC	Parcel ID: 043 04 0 017.00
(NAME) 113 Hiller Drive	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kenneth Lee Davis and Tammy Katherine Darlene Inman and Amanda Lynne Scott and Brandon Shane Davis and Betty Williams and James Bowers II**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Abigail Wells and Matthew Millen**, 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. 20 on the Plan of Swinging Bridge Heights as of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 20 fronts 69 feet on the southeasterly corner of Hiller Drive and runs back 169.49 feet on the northeasterly line and 168.07 feet on the southwesterly line to a dead line in the rear on which it measures 66.47 feet.

Being the same property conveyed to Gwenden L. Davis and wife, Donna K. Davis, by Warranty Deed from Tommy Fawbush and wife, Lola Jean Fawbush, dated December 29, 1982 and recorded December 30, 1982 in Book 5984, Page 623, in the Register's Office for Davidson County, Tennessee. The said Gwenden L. Davis and Donna K. Davis having since divorced, and by Final Decree of Divorce recorded in Instrument No. 20050819-0098955, in the Register's Office for Davidson County, Tennessee, all right, title and interest belonging to the said Donna K. Davis was divested from her and vested into Gwenden L. Davis.

Further being the same property conveyed to Gwenden Lee Davis and wife, Ludie I. Davis by Quitclaim Deed from Gwenden Lee Davis, dated August 24, 2005 and recorded August 26, 2005 in Instrument No. 20050826-0102541, in the Register's Office for Davidson County, Tennessee.

The said Ludie Davis having died on January 5, 2019 leaving Gwenden Lee Davis as the surviving tenant by entirety. The said Gwenden Lee Davis having died testate on December 7, 2021 leaving Kenneth Lee Davis, Tammy Katherine Darlene Inman, Tina Jo Bowers, Amanda Lynne Scott and Brandon Shane Davis as his sole devisee's, his Last Will and Testament probated in Case No. 21P-2521, Probate Division, Davidson County, Tennessee. The said Tina Jo Bowers having died intestate December 29, 2022 leaving Betty Williams and Jimmy Bowers as her sole heirs at law, see Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. _____202304210029717_____, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 113 Hiller Drive, Old Hickory, TN 37138

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 our hands this 20th day of April, 2023

Amanda Lynne Scott

Amanda Lynne Scott

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal, this the 20th day of April, 2023.

Lori Buie

Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kenneth Lee Davis by Amanda Lynne Scott as Attorney in Fact

Kenneth Lee Davis by Amanda Lynne Scott, as his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Amanda Lynne Scott, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kenneth Lee Davis, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Kenneth Lee Davis, for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2023.

Lori Buie

Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Brandon Shane Davis

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County Brandon Shane Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of April, 2023.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Betty Williams

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal, this the _____ day of April, 2023.

Notary Public

My Commission Expires:

(SEAL)

Brandon Shane Davis

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County Brandon Shane Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of April, 2023.

Notary Public

My Commission Expires:

(SEAL)

Betty Williams

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ DAVIDSON

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

Witness my hand and official seal, this the 19 day of April, 2023.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Jimmy Bowers

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal, this the _____ day of April, 2023.

Notary Public

My Commission Expires:

(SEAL)

Tammy Katherine Darlene Inman

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tammy Katherine Darlene Inman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of April, 2023.

Notary Public

My Commission Expires:

(SEAL)



James Bowers II

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal, this the 19 day of April, 2023.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Tammy Katherine Darlene Inman

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tammy Katherine Darlene Inman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of April, 2023.

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 **April 18, 19 & 20, 2023**.

Date

Tonya Loftin
Affiant Signature

April 21, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of April, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)