Karen Johnson Davidson County
Batch# 1006317 DEEDWARR
05/23/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20230523-0038612

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-1418-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2023.

Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Rothlein Ansell, Kevin Ansell, and Luke Ansell 207 SLAYTON DRIVE MADISON, TN 37115	MOVEMENT MTG LLC 8224 CALVIN HALL RD INDIAN LAND, SC 29707	033 16 0 094.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Steven D. Vadner and Victoria N. Vadner, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Luke Ansell, an unmarried man and Jennifer Ansell and Kevin Ansell, wife and husband**, 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. 87-A on the Plan of Zone Lot Division, Lots 72, 73, 87 & 88, Section I, Primrose Meadows of record in Book 5800, Page 311 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 Steven D. Vadner and Victoria N. Vadner, husband and wife, by Warranty Deed from Kenneth A. Bates, unmarried man, of record in Instrument No. 20181018-0103290, in the Register's Office of Davidson County, Tennessee, dated October 15, 2018 and recorded on October 18, 2018.

This is improved property located at: **207 Slayton Drive, Madison, TN 37115**

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 22nd day of May, 2023.

GRANTOR:

Steven D. Vadner

Victoria N. Vadner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven D. Vadner and Victoria N. Vadner, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of May, 2023.

Notary Public
My Commission expires: 11-6-24

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202305230038612

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 22, 2023 (date of document).

Affiant Signature

May 22, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023