THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230544742**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $367,50(Affiant Subscribed and sworn to be 2023. Notary Public My Commission Expires: 9.21.26

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1014436 DEEDWARR
06/13/2023 10 14 37 AM 2 pgs
Fees $13 00 Taxes $1,359 75
20230613-0044934

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Duncan and Ditte Van Aalderen 326 Queen Avenue Nashville TN 37207	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	Tax Parcel ID No. 071-08-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kavi Prem Milan Mehta and Lynne Margaret Christenson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **TAYLOR VICTORIA DUNCAN AND DITTE BRIGITTA VAN AALDEREN, A MARRIED COUPLE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Easterling Estates, of record in Book 6200, Page 442, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Kavi Prem Milan Mehta and Lynne Margaret Christenson, husband and wife by Warranty deed from Courtney Guy, an unmarried person of record in Instrument No. 20180430-0040659 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on April 30, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 6200, Page 442, Register's Office for Davidson County, Tennessee.

This is improved property located at 326 Queen Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 9th day of June, 2023.

Kavi Prem Milan Mehta

Lynne Margaret Christenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kavi Prem Milan Mehta and Lynne Margaret Christenson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2023.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026