Karen Johnson Davidson County
Batch# 1016153 DEEDWARR
06/16/2023 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20230616-0046280

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2169

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON etc

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of June, 2023

Notary Public

Commission Expires: 3/3/2026

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Monte Mann and Helen Mann 5306 Louisiana Avenue Nashville, TN 37209	MOVEMENT MORTGAGE LLC 8024 CALVIN HALL ROAD INDIAN LAND, SC 29707	091-07-0-032.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Bradley Bozeman and Nichole Bozeman, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monte Mann and Helen Mann, 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. 1213, the Westerly 13 and 1/3 feet of Lot No. 1211, and the Easterly 5 feet of Lot No. 1215, on the Plan of Block No. 27, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bradley Bozeman and Nichole Bozeman, husband and wife by Warranty Deed from Dana C. Noonan, unmarried woman of record in Instrument No. 20210520-0069026 Register's Office for Davidson County, Tennessee, dated May 20, 2021 and recorded on May 20, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5306 Louisiana Avenue, Nashville, TN 37209

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 so 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.

Dated this the 14th day of June, 2023.

Bradley Bozeman

Nichole Bozeman

Nichole Bozeman

STATE OF Virginia
COUNTY OF Chesapeake

On this 14th day of June, 2023, before me virtually appeared Bradley Bozeman and Nichole Bozeman, 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 14th day of June, 2023.

Notary Signature
My commission expires: 10/31/2025



Notarized online using audio-video communication

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 June 16, 2023 (date of document).

Affiant Signature

June 16, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16th day of June, 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