Karen Johnson Davidson County
Batch# 1018182 DEEDWARR
06/23/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20230623-0047685

WARRANTY DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

File No. AT-23-4649

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Mason Geners
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2023

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Muro and Isabelle Race	Movement Mortgage, LLC	
(NAME) 704 Groves Park Road	(NAME) 8024 Calvin Hall Road	083-07-0-198.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) 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, I/we, **Anna E. Flautt Myers FKA Anna E. Flaut, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Muro, an unmarried man and Isabelle Race, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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. 45 on the Plan of Part of the Tillman Home Tract, Rolling Acres No. Two, Section One of record in Plat Book 1424, Page 45, 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 Paula Flautt and Joe Flautt, wife and husband, Anna Flautt by Warranty deed from Jerome P. Abuleskey and wife, Amy M. Abuleskey of record in Instrument No. 20130510-0047287 Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 10, 2013.

Being the same property conveyed to Anna E. Flautt, an unmarried woman by Quitclaim deed from Paula Flautt and Joe Flautt, wife and husband and Anna Flautt of record in Instrument No. 20170920-0096410 Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on September 20, 2017.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other martial interest as contemplated by T.C.A. 26-2-307 or other similar stature.

This is property more commonly known as 704 Groves Park Road, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 16th day of June, 2023.

Anna Flautt Myers

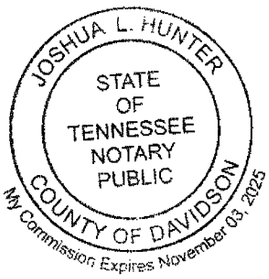
Anna E. Flautt Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2023, before me personally appeared Anna E. Flautt Myers, 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 16th day of June, 2023.

Notary Signature
My commission expires:



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 22, 2023 (date of document).

Affiant Signature

June 22, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd 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