Karen Johnson Davidson County
Batch# 1018808 DEEDWARR
06/26/2023 09 47 55 AM 2 pgs
Fees. $13.00 Taxes $1,498.50
20230626-0048293

WARRANTY DEED

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No AT-23-4742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2023

Notary Public

MY COMMISSION EXPIRES 9-6-24
(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
Amena Qazi	Movement Mortage, LLC	
(NAME)	(NAME)	
7532 Station Drive	8024 Calvin Hall Road	142-10-0E-034 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, **Matthew Keith Jones, married and Zachary Taylor Jones, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amena Qazi, a single 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 Unit No. 34 on the Plan of Bellevue Station, a Horizontal Property Regime with private Elements, Phase 2, of record in Instrument No. 20160108-0001959; Supplemented in Instrument No. 20160926-0101494, corrected in Instrument No. 20161025-0112596, and further supplemented in Instrument No. 20170427-0041683, 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 Martha T. Jones, unmarried and Matthew K. Jones, married by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability of record in Instrument No. 20171106-0113712 Register's Office for Davidson County, Tennessee, dated October 24, 2017 and recorded on November 6, 2017. The said Martha T. Jones aka Martha Elizabeth Tanner Jones Bussell died on December 9, 2019, leaving Last Will and Testament filed for Probate in Case No. 19P2245 Seventh Circuit Court of Davidson County, Tennessee (Probate Division). In accordance with the terms of the Will, Matthew Keith Jones and Zachary Taylor Jones are named as devises(s) and inherited her portion of the subject property.

Being the same property conveyed to Matthew Keith Jones, married and Zachary Taylor Jones, unmarried by Executors deed from Matthew Keith Jones, Executor of the Estate of Martha Elizabeth Tanner Jones Bussell, deceased of record in Instrument No. 20200731-0084664 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on July 31, 2020.

Being the same property conveyed to Zachary Taylor Jones, unmarried, a Twenty-Five Percent (25%) interest by Quitclaim deed from Matthew Keith Jones, married of record in Instrument No. 20200731-0084665 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on July 31, 2020.

This is property more commonly known as 7532 Station Drive, Nashville, TN 37221.

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 23rd day of June, 2023

Matthew Keith Jones by Zachary Taylor Jones, Attorney-In-Fact as attorney in fact

Zachary Taylor Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Zachary Taylor Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Matthew Keith Jones, and that this instrument was executed on behalf of the said Matthew Keith Jones for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20230526-0048292, in the Register's Office for Davidson County, Tennessee

Witness my hand, at office, this 23rd day of June, 2023.

Notary Signature
My commission expires

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2023, before me personally appeared Matthew Keith Jones, 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 23rd day of June, 2023.

Notary Signature
My commission expires·

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025