Karen Johnson Davidson County
Batch# 1033858 DEEDWARR
08/02/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230802-0059757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 6-18-25
(AFFIX SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B-SH-23-3236

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Powell	Movement Mortgage, LLC	
(NAME)	(NAME)	**133-03-0-198.00**
3238 Southlake Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTIOCH PIKE, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN POWELL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1, on the Plan of Darrow Downs Subdivision of record in Plat at Instrument No. 2021115-0152034, 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 a portion of the same property conveyed to Harper F. Darrow and wife, Mary Belle S. Darrow by Warranty Deed from Jesse E. Stroud and wife, Ruby E. Stroud of record in Book 4996, Page 919, Register's Office for Davidson County, Tennessee, dated February 11, 1976 and recorded on February 13, 1976. The said Harper F. Darrow having since died, leaving Mary Belle S. Darrow as surviving tenant by the entirety. The said Mary Belle S. Darrow having since died on March 8, 2018.

Being a portion of the same property conveyed to Barbara Savage, Jean Moore and Regina Thomas by Quitclaim Deed from John Hailey, David Hailey and Cynthia England of record in Instrument No. 20190528-0050308 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on May 28, 2019 as corrected by Scrivener's Error Affidavit recorded on June 14, 2019 in Instrument No. 20190614-0057506 in said Register's Office.

Being a portion of the same property conveyed to Raymond Company, LLC by Warranty Deed from Barbara Savage, Regina Thomas, and Jean Moore of record in Instrument No. 20190821-0084097 Register's Office for Davidson County, Tennessee, dated August 20, 2019 and recorded on August 21, 2019.

Being part of the same property conveyed to Antioch Pike, GP, a Tennessee general partnership, by Warranty Deed from Raymond Company, LLC, dated December 3, 2021 and recorded December 14, 2021 in Instrument No. 20211214-0165147, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Minute Book I, Page 442, Chancery Court for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20211115-0152034, Register's Office of Davidson County, Tennessee.
- Declaration of restrictions and covenants for SCMs for stormwater management recorded June 29, 2023, in Instrument No. 20230629-0049755, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3238 Southlake Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 1st DAY OF AUGUST, 2023.

Antioch Pike, GP, a Tennessee general partnership

By: D&J Properties of Tennessee, LLC
Its: Partner

Jeffrey Gaw
Manager

By: JMR Investments, LLC
Its: Partner

Joseph M. Roberts, III
Member

By: DC Capital, LLC
Its: Partner

Derrick Salter
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY GAW, MEMBER OF D&J PROPERTIES OF TENNESSEE, LLC, PARTNER OF ANTIOCH PIKE, GP to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER OF D&J PROPERTIES OF TENNESSEE, LLC, PARTNER OF ANTIOCH PIKE, GP, the within named bargainor, a limited liability company, and that he/she as such MEMBER OF D&J PROPERTIES OF TENNESSEE, LLC, PARTNER OF ANTIOCH PIKE, GP executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of August, 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, MEMBER OF JMR INVESTMENTS, LLC, PARTNER OF ANTIOCH PIKE, GP to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER OF JMR INVESTMENTS, LLC, PARTNER OF ANTIOCH PIKE, GP, the within named bargainor, a limited liability company, and that he/she as such MEMBER OF JMR INVESTMENTS, LLC, PARTNER OF ANTIOCH PIKE, GP executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of August, 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRICK SALTER, MEMBER OF DC CAPITAL, LLC, PARTNER OF ANTIOCH PIKE, GP to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER OF DC CAPITAL, LLC, PARTNER OF ANTIOCH PIKE, GP, the within named bargainor, a limited liability company, and that he/she as such MEMBER OF DC CAPITAL, LLC, PARTNER OF ANTIOCH PIKE, GP executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of August, 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:

Certificate of Authenticity

I, Nick Harris, 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 **August 1, 2023**.

Affiant Signature

8/1/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026