WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $444,000.00 SUBSCRIBED AND SWORN TO ME ON 10/19/2023. MY COMMISSION EXPIRES 10/05/2027

Karen Johnson Davidson County
Batch# 1063048 DEEDWARR
10/20/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20231020-0082215

KARLA LILLEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY
PUBLIC
MY COMMISSION EXPIRES JULY 13, 2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4379

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Natalie Ann Tauer	Movement Mortgage, LLC	086-08-0A-056.00-CO
2336 Willesden Green Court	8024 Calvin Hall Rd	
Hermitage, TN 37076	Indian Land, SC 29707	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Robert Caldwell and wife, Anna Caldwell

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Natalie Anne Tauer, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 447 on the Plan of Phase III-A, Camden Woods of record in Plat Book 7900, Page 571, 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 Robert Caldwell and wife, Anna Caldwell by Warranty deed from Yvonne M. Adams Wells and husband, Patrick Wells of record in Instrument No. 20030903-0127592 Register's Office for Davidson County, Tennessee, dated August 28, 2003 and recorded on September 03, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2336 Willesden Green Court Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on October 19, 2023.

Robert Caldwell

Anna Caldwell

STATE OF TENNESSEE

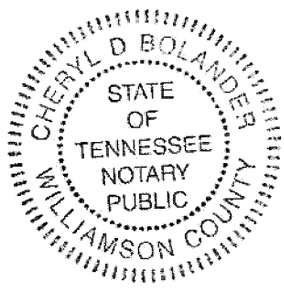
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Robert Caldwell and Anna Caldwell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 19, 2023.

Notary Public

My Commission Expires: 9/20/2025



File #: 2023-4379

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 10.19.2023 (date of document).

Affiant Signature

10.19.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 19TH day of OCTOBER, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25