This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2254-LV

Karen Johnson Davidson County
Batch# 1069198 DEEDWARR
11/07/2023 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20231107-0086932

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2023.

Notary Public
My Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron Elliott and Sandra Elliott 2220 Crescent Valley Lane Hermitage, TN 37076	Movement Mortgage LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	064-16-0D-116.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DaNeille Davis, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron Elliott, an unmarried man and Sandra Fuqua Elliott, a married woman, as joint tenants with right of survivorship**, 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. 274 on the plan of SECTION THREE, TRUXTON PARK, as shown by plat of record in Instrument No. 20011024-0116272, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to DaNeille Davis, unmarried by Warranty deed from Phillip Andrew Waynick Jr., an unmarried man of record in Instrument No. 20160831-0091406 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 31, 2016.

This is improved property located at: **2220 Crescent Valley Lane, Hermitage, TN 37076**.

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2023.

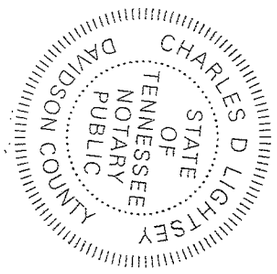
GRANTOR:

DaNeille Davis

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared DaNeille Davis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of November, 2023.



Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Joshua A. Terry, 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 11/2/23.

Affiant Signature – Joshua A. Terry

11/3/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/3/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24