aName and Address of New Owner:
Charles Taylor Beasley
1316 Rice Hill Circle
Antioch, TN 37013

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

This Instrument Prepared By:
J Carlton Drumwright
CLOSED Nashville
278 Franklin Road #160
Brentwood, TN 37027

Map & Parcel No: 149-11-0A-091.00-CO

Karen Johnson Davidson County
Batch# 1094030 DEEDWARR
01/25/2024 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240125-0005125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nashville Blessed Homes LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Taylor Beasley, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Rice Hill, Phase 3 of record in Plat Book 6900, Page 292, 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 Mustafa At Attraqchi, a married man by Warranty from Joshua Armstrong, a single person of record in Instrument Number 20231004-0078242, Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 04, 2023.

Being the same property conveyed to Nashville Blessed Homes LLC, a Tennessee Limited Liability Company by Quit Claim Deed from Mustafa At Attraqchi, a married man of record in Instrument No. 20231018-0081774 Register's Office for Davidson County, Tennessee, recorded on October 18, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of January, 2024.

Nashville Blessed Homes LLC, a Limited Liability Company

By: _____
Mustafa Al Attraqchi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mustafa Al Attraqchi, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Nashville Blessed Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that Mustafa Al Attraqchi as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 24th day of January, 2024.

_____
Notary Signature

Printed Name: Laurie Damewood

My commission expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Nashville Blessed Homes LLC, a Limited Liability Company~~

By: _____
~~Mustafa Al Attraqchi~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of January, 2024.

_____
Notary Signature
My commission expires: 5/24/25

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 January 24, 2024.

Date

Affiant Signature

1/24/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of January, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY