Karen Johnson Davidson County
Batch# 1104271 DEEDWARR
02/23/2024 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240223-0012602

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249095

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$625,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 23rd day of February, 2024.

Notary Public
My Commission Expires: 6-18-25

JAMES R. THOMESON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 23rd day of February, 2024, among:

AQUILLA PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KANAAN ALLEN, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 411 on the Plan of Section Seven, Bradford Hills, of record in Plat Book 7900, pages 337 and 338, 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 Aquilla Properties, LLC, a Tennessee limited liability company by deed from Jose Baeza and Norma Baeza, husband and wife, dated October 25, 2023, of record in Instrument No. 20231030-0084807, Register's Office for Davidson County, Tennessee.

Commonly known as 1625 Roundhill Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Aquilla Properties LLC, a Tennessee limited liability company

BY: _____
David Blalock, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **David Blalock** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Member** of **Aquilla Properties LLC, a Tennessee limited liability company.**

Witness my hand and official seal this 23rd day of February, 2024.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Kanaan Allen
Address: 1625 Roundhill Drive
City, State, Zip: Nashville, TN 37211

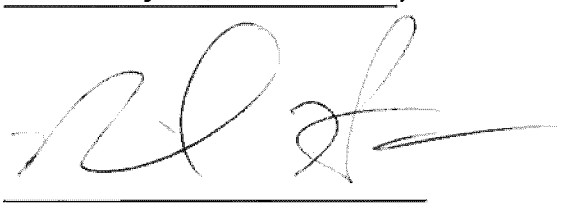
Responsible Party For Taxes:

Name: Movement Mortgage, LLC
Address: 8024 Calvin Hall Road
City, State, Zip: Indian Land, SC 29707

Tax ID: 172-12B-141.00

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 **February 23, 2024**.



Affiant Signature

2/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **February**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

