Karen Johnson
Batch # 1122191
04/12/2024 10:36:54 AM
Fees: $13.00 Taxes: $1,598.40
Davidson County
DEEDWARR
2 pgs
20240412-0026127

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration o
for this transfer is: $432,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2024.

Notary Public
My Commission Expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Griffin Watson and Raquel Perez	Movement Mortgage, LLC	Tax Parcel ID No.
1271 Kenmore Place	8024 Calving Hall Rd	072-07-0-331.00
Nashville TN 37216	Indian Land, SC 29707	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel Clemens Moxley and Julie Ann Hilton, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Griffin Watson and Raquel Perez, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Correction, Howard Carney Property of the Re-Subdivision of Lots 97 Thru 100 and Part of Lots 93 Thru 96, Kenmore Place Subdivision, as shown of record in Plat Book 6200, Page 396, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to SAMUEL CLEMENS MOXLEY AND JULIE ANN HILTON, HUSBAND AND WIFE, by deed from MILTON HAMILTON, IV, of record in Instrument No. 20200511-0048799, dated May 8, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 072-07-0-331.00.

Matters shown on the Plan of record in Plat Book 6200, page 396, said Register's Office.

This is improved property located at 1271 Kenmore Place Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of April, 2024.

Samuel Clemens Moxley

Julie Ann Hilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Clemens Moxley and Julie Ann Hilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2024.

Notary Public

My Commission Expires: 05-09-2026

