RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-21783-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1140829 DEEDWARR
05/30/2024 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,288.53
20240530-0039968

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,250.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of May, 2024.

NOTARY PUBLIC

My commission expires: August 31, 2027

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua and Rebecca Plemon 220 Lucile Street Nashville, TN 37207	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	071-15-0-059

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY EIGHT THOUSAND TWO HUNDRED FIFTY AND 00/100 Dollars ($ 348,250.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Samantha Madison Marchand, an unmarried woman**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Joshua Plemon and Rebecca Plemon, a married couple**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Eastmoreland Place, of record in Book 161, page 170, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. Said Lot No. 25 fronts 50 feet on the southerly side of Lucile Street and extends back southerly between parallel lines 140 feet to an alley in the rear.

Being the same property conveyed to Samantha Madison Marchand, an unmarried woman, from Kamry Limited Liability Company, a Tennessee limited liability company, by Warranty Deed dated December 15, 2017 and recorded December 21, 2017 in Instrument #20171221-0130121, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 220 Lucile Street, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28 day of May, 2024

GRANTOR(S)

Samantha Madison Marchand

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Samantha Madison Marchand, 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 and seal, this the 28 day of May, 2024

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

True Copy Certification

I, **Pam Autry,** 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 this the 28 day of May, 2024.

Affiant Signature

Date 5/29/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

