WARRANTY DEED

Karen Johnson Davidson County
Batch # 1143265 DEEDWARR
06/05/2024 09:06:18 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20240605-0041903

G-BMR-24-1321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

AGNES M. GOLDEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON EXPIRES FEB. 24, 2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Herbert	MOVEMENT MORTGAGE, LLC	
(NAME)	(NAME)	**07115017300**
1321 Pennock Ave	P.O. BOX 105178	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	ATLANTA, GA 30348	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THERESA NEWMAN, MARRIED AND BENJAMIN GLOVER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS HERBERT, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson county, state of Tennessee, described as follows, to-wit:

Being Lot Nos. 255 and 256 of the Highland Land Company's Subdivision in the 12th Civil District, a plan of which is of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lots 255 and 256 together front 50 feet on the west side pf Pennock Street and extend back between parallel line 175 feet to a 15 foot alley.

Being the same property conveyed to Theresa Newman, married and son Benjamin Glover, unmarried, as tenants in common with the right of survivorship by Warranty Deed from Victor Hazelwood, Trustee of record as Instrument No. 20110729-0058144 in the Register's Office for Davidson County, Tennessee, dated July 18, 2011 and recorded on July 28, 2011. As corrected by scrivener's affidavit of record in Instrument No. 20101220-0101030.

The above referenced property has never been the principal marital residence for Theresa Newman and her spouse.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Plat Book 421 Page 14, of Official Records.
- County Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1321 Pennock Ave , Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BENJAMIN GLOVER executes this instrument on behalf of THERESA NEWMAN pursuant to a Power of Attorney dated April 5, 2024, and of record in Instrument No. 20240605-0041902, in the Register's office of Davidson County, Tennessee.

Witness my/our hand(s) this the 30 DAY OF MAY, 2024.

Theresa Newman by Benjamin Glover, Attorney in Fact

Benjamin Glover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN GLOVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Glover, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of THERESA NEWMAN, and who acknowledged he executed the same as the free act and deed of the said THERESA NEWMAN.

Witness my hand and official seal, this the 30th of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212