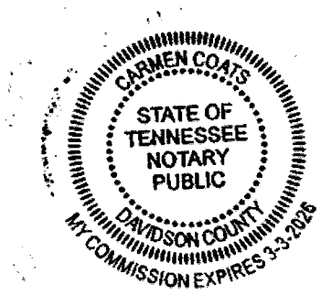
Karen Johnson Davidson County
Batch# 1159096 DEEDWARR
07/17/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20240717-0053782

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $725,000.00. Affiant Subscribed and sworn to before me, this the 11th day of July, 2024. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brendan Lewis and Lauren Lewis	Movement Mortgage, LLC	072-16-3F-002.00-CO
1424 Harwood Drive	8024 Calvin Hall Road	
Nashville, TN 37206	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLAYTON JOSEPH CLARK AND NICHOLAS J. WARD, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENDAN LEWIS AND LAUREN LEWIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, on the Plan of the Homes at 1422 Harwood Drive, a Horizontal Property Regime with Private Elements. according to Declaration of Covenants, Conditions and Restriction for said Homes at 1422 Harwood Drive, of record in Instrument No. 20170707-0068552, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1422 Harwood Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170707-0068552, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Clayton Joseph Clark, an unmarried man and Nicholas J. Ward, an unmarried man as joint tenants with right of survivorship by Warranty Deed from Shawn Meehan, married of record in Instrument No. 20180615-00557726 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 15, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1424 Harwood Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2024.

Clayton Joseph Clark

Nicholas J. Ward

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Clayton Joseph Clark and Nicholas J. Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2024.

Notary Public

My Commission Expires:
08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 11, 2024**.

Affiant Signature

July 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25