Karen Johnson Davidson County
Batch# 1186131 DEEDWARR
09/25/2024 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240925-0074261

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Kenzi McCray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17TH DAY OF SEPTEMBER 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Kristina Marie Birkhead	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	MOVEMENT MORTGAGE, LLC (NAME)	
921 Millstream Dr	8024 CALVIN HALL RD	058-07-0C-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Eric D. McCray, an unmarried man** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristina Marie Birkhead, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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 and being Unit No. 5A, as established by Exhibit "B-2" of the Declaration of Covenants, Conditions and Restrictions for the Crossing at Drake's Branch of record in Instrument No. 20201030-0127244, in the Register's Office for Davidson County, Tennessee, as supplemented by instrument of record in Instrument No. 20210330-0041867. to which reference is hereby made for a more complete legal description and formerly being Lot 5 on A Final Plat for The Crossing at Drakes Branch, Phase 1, according to plat appearing of record in Instrument No. 20201023-0123325, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric D. McCray, unmarried by General Warranty Deed from SDH Nashville LLC, a Georgia Limited Liability Company of record in Instrument No. 20220818-0093617 Register's Office for Davidson County, Tennessee, dated August 17, 2022 and recorded on August 18, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 921 Millstream Dr, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 16th day of September, 2024.

Eric D. McCray

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Eric D. McCray**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of September, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 17.

Affiant Signature

25th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

