WARRANTY DEED

Karen Johnson
Batch # 1187595
09/30/2024 09:17:16 AM
Fees: $13.00 Taxes: $1,665.00
20240930-0075352

Davidson County
DEEDWARR
2 pgs

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. DH-24-7738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Goodman and Matthew Lewis	MOVEMENT MORTGAGE, LLC	
(NAME)	(NAME)	
4214 Edwards Avenue	8024 CALVIN HALL ROAD	061-06-0-110.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, I/we, **Kathleen Anne McGungale, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Goodman, an unmarried woman, and Matthew Graham Lewis, an unmarried man, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 the Northerly 50 feet of the Westerly 200 feet of Lot No. 124 on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, Page(s) 77 and 78, inclusive, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot 124 fronts 50 feet on the Easterly margin of Edwards Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Kathleen Anne McGunagle, a single person by Warranty Deed from Tyson Rietz and Anna Rietz, husband and wife of record in Instrument No. 20220823-0095137 Register's Office for Davidson County, Tennessee, dated August 19, 2022 and recorded on August 23, 2022.

This is property more commonly known as 4214 Edwards Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 26 day of September, 2024.

Kathleen Anne McGungale
Kathleen Anne McGungale

STATE OF North Carolina
COUNTY OF Buncombe

On this 26 day of September, 2024, before me personally appeared Kathleen Anne McGungale, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of September, 2024.

Tracey Walker
Notary Signature
My commission expires: 09-04-2028

TRACEY WALKER
My Comm. Expires
NOTARY PUBLIC
9/4/2028
BUNCOMBE COUNTY, NC