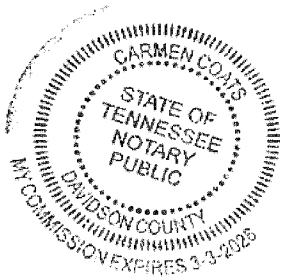
Karen Johnson Davidson County
Batch# 1193233 DEEDWARR
10/14/2024 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20241014-0079500



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of October, 2024.

Carmen Coats
Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Danny T. Curnen Jr. and Lizette D. Curnen	MOVEMENT MORTGAGE, LLC	**044-15-0-189.00**
810 Jones Street	8024 CALVIN HALL ROAD	
Nashville, TN 37138	INDIAN LAND, SC 29707	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stacey Irvin. unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Danny T. Curnen Jr. and Lizette D. Curnen, husband and wife

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Certain tract or parcel of land located in Davidson County, Tennessee, described as Follows, to-wit:

Being Lot No. 227* on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacey Irvin by Warranty Deed from Fannie Mae a/ka Federal National Mortgage Association Organized and Existing Under The Laws of The United States of America of record in Instrument No. 20100706-0052430 Register's Office for Davidson County, Tennessee, dated June 28, 2010 and recorded on July 06, 2010.

*The lot number has been corrected as herein shown. The prior deed had an incorrect lot number although the address, map, and parcel number as stated is correct.

This is improved property known as **810 Jones Street, Nashville, TN 37138.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of October, 2024.

Stacey Irvin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stacey Irvin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 7th day of October, 2024.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

Lenders Title Company File No. 24-001721-524

SP 11/2015

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 October 7. 2024.

Affiant Signature

14th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028