# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 560,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF October, 2024.

Notary Public
COMMISSION EXPIRES: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON COMMISSION EXPIRES JAN. 26, 2025

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1197084 DEEDWARR
10/23/2024 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20241023-0082379

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Tyler Ray Brazelton<br>Angela Drake Brazelton<br>Marie Drake | Movement Mortgage, LLC | 117-03-0H-407-00 |
| (NAME)<br>2600 Hillsboro Pike, Unit 407 | (NAME)<br>P.O. Box 105178 | |
| (ADDRESS)<br>Nashville, TN 37212 | (ADDRESS)<br>ATLANTA, GA 30348-5178 | |
| (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, we, **Justin R. Alexander and Roy Edward Alexander, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Ray Brazelton an unmarried man, Angela Drake Brazelton, an unmarried woman and Marie Drake, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 407, Garage G 22 and Storage Space S-43 , of The Enclave at Hillsboro Village, a Condominium Development, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66- 27-10 1, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village, a Condominium Development of record in Instrument Number 2005 I 005-0 I 19789, amended in Instrument Number 20060210-0016562 and Instrument Number 200609I9-0116052 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with the undivided percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to JUSTIN R. ALEXANDER AND ROY EDWARD ALEXANDER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from CLARK H. JOHNSON, A MARRIED MAN, of record in Instrument No. 20181115-0112501, dated November 12, 2018, recorded November 15, 2018, and corrected by Corrective Warranty Deed of record in Instrument No. 20200310-0026826.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2600 Hillsboro Pike, Unit 407 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37212 (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. successors 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, successors 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 our hands on this 16th day of October, 2024.

Justin R. Alexander

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Justin R. Alexander with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16th day of October, 2024.

S. Nixon Pressley

Commission Expires: 01/26/2025



State of Tennessee

County of Knox

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Roy Edward Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2024.

Notary Public

Commission Expires: 2/7/26

GEORGE L. BRONNER
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 2-7-2026
KNOX COUNTY

Roy Edward Alexander

Certificate of Authenticity

I, Anthony N. Greco, 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 the 22 day of October, 2024.

Anthony N. Greco, Affiant — 10/22/2024 Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 22 day of October, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027