WARRANTY DEED

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

KHENG OOI
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kheng Jin Ooi and Lucy Hiromi Ooi	MOVEMENT MORTGAGE LLC	072 15 0N 001.00
(NAME)	~~New Owners~~ (NAME)	
1599 Rebecca Street	8024 CALVIN HALL ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joshua Parker, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kheng Ooi and Lucy Ooi**, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A of the Horizontal Property Regime for Rebecca Avenue Cottages as shown on Exhibit B of the Declaration of Covenants, Conditions, and Restrictions for Rebecca Avenue Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150319-0023795, as corrected by Scrivener's Affidavit of record in Instrument No. 20150803-0076308, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua Parker, a single man by Warranty Deed from Kevin White, a married man and Ralph White, a married man dated April 14, 2016 and recorded April 18, 2016 as Instrument No. 20160418-0036968, in said Register's Office for Davidson County, Tennessee.

Kaitlin Marie Parker, spouse of Joshua Parker, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1599 Rebecca Street, Nashville, TN 37216

File Number: MTJ-1903298SSO

Karen Johnson Davidson County
Batch# 234830 DEEDWARR
05/24/2019 03:43:49 PM 2 pgs
Fees: $13.00 Taxes: $1,309.80
20190524-0049668

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 our hands this 24 day of MAY, 2019

Joshua Parker by Kaitlin Pa attorney-in-fact

Joshua Parker by Kaitlin Marie Parker, as attorney-in-fact.

Kaitlin Pa

Kaitlin Marie Parker

STATE OF TENNESSEE

COUNTY OF WILSON

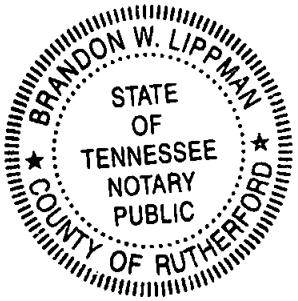
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kaitlin Marie Parker, a married woman signing as attorney in fact for Joshua Parker, the bargainor, and Kaitlin Marie Parker, a married woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2019.

Notary Public

My Commission Expires: 10-20-19

(SEAL)



File Number: MTJ-1903298SSO