WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-19-4356

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-26-21
(AFFIX SEAL)

O-P-19-1024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 245136 DEEDWARR
06/18/2019 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20190618-0058727

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Victor Ochoa | Movement Mortgage | |
| (NAME) | (NAME) | 072-06-0-174.00 |
| 1024 Thomas Ave. | 8024 Calvin Hall Rd | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Indian Land SC 29707 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NOBLE ENTERPRISES INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTOR OCHOA, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

**LAND SITUATED IN THE 5TH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF GALLATIN PIKE AND THOMAS AVENUE, THENCE IN A WESTERLY DIRECTION 212 +/- FEET TO AN IRON ROD SET BY DALE AND ASSOCIATES ON THE SOUTHERLY MARGIN OF THOMAS AVENUE AT THE NORTHWEST PROPERTY CORNER OF SOUTHERN HOSPITALITY CORPORATION OF RECORD IN DEED BOOK 5683, PAGE 793, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED LAND.**

**THENCE LEAVING SAID MARGIN WITH THE WESTERLY LINE OF SOUTHERN HOSPITALITY CORPORATION, S 30 DEG 53'26" W, PASSING AN 1/2" IRON ROD FOUND AT 45.12 FEET AT THE NORTHWEST CORNER OF JOYSTAN LLC., OF RECORD IN DEED BOOK 10117, PAGE 274, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CONTINUING WITH WESTERLY LINE OF JOYSTAN LLC., FOR A TOTAL DISTANCE OF 180.12 FEET TO AN 1/2" IRON ROD FOUND LEANING ON THE NORTHERLY MARGIN OF ZOPHI STREET AND BEING THE SOUTHEAST PROPERTY OF FULL GOSPEL PENTECOSTAL CHURCH AS RECORDED IN INSTRUMENT NUMBER 20090507-0042137 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;**

**THENCE WITH THE EASTERLY LINE OF THE CHURCH, N 12 DEG 26'30" E, A DISTANCE OF 165.89 FEET TO AN IRON ROD SET BY DALE AND ASSOCIATES ON THE SOUTHERLY MARGIN OF THOMAS AVENUE;**

**THENCE WITH SAID MARGIN, S 82 DEG 32'47" E, A DISTANCE OF 57.22 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 4,727.807 SQUARE FEET, 0.109 ACRES OF LAND. AS SHOWN IN A SURVEY BY DALE AND ASSOCIATES UNDER THE SUPERVISION OF BY STEVEN C. MATTHEWS, A TENNESSEE REGISTERED LAND SURVEYOR, NUMBER 2353. SURVEY COMPLETED ON MAY 3, 2017.**

**BEING THE SAME PROPERTY CONVEYED TO NOBLE ENTERPRISES, INC., A TENNESSEE CORPORATION BY WARRANTY DEED FROM MICHAEL P. MILLS, UNMARRIED OF RECORD IN INSTRUMENT NO. 20170707-0068530 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 28, 2017 AND RECORDED ON JULY 7, 2017.**

This conveyance is subject to:

- Taxes for the year 2019.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 22, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20171122-0120021, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1024 Thomas Ave., Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14 DAY OF JUNE, 2019.

Noble Enterprises Inc., a Tennessee Corporation

BY: _____
Hussan"Tony" Chagani
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Hussan Chagani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Noble Enterprises Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, at office, this 14th day of June, 2019.

_____
Notary Public

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

