Karen Johnson Davidson County
Batch# 288701 DEEDWARR
09/20/2019 08:38:07 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20190920-0095580

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $359,900.00

Tammy L Potts
Affiant

Subscribed and sworn to before me, this 19 day of September, 2019.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Frederick S. Mullins **Robin J. Romero**	Movement Mtg. LLC	**187050B01400CO**
1014 Tidmarsh Street	8024 Calvin Hall Rd.	
Nolensville, TN 37135	Indian Land, SC 29707	

FOR AND IN 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 ACKNOWLEDGE, WE,

Angelia Doggett n/k/a Angelia Zandman, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robin J. Romero, an unmarried woman and Frederick S. Mullins, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Revision One, Gene Smith Property, of record in Instrument No. 20170731-0077366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Angelia Doggett, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated February 7, 2018, of record in Instrument No. 20180209-0013363, Register's Office for Davidson County, Tennessee. The said Angelia Doggett having since married Joshua Sidney Zandman and is now known as Angelia Zandman. Joshua Sidney Zandman, spouse of Grantor, joins into the execution of this instrument for the purpose of conveying huis marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Instrument No. 20130717-0074035, as amended in Instrument No. 20140814-0073542 with supplement of record in Instrument No. 20170720-0073493, said Register's Office.

HOA Charter of record in Instrument No. 20121213-0114972, said Register's Office.

Easements of record in Instrument No. 20051031-0131232, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20150622-0059212, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1014 Tidmarsh Street, Nolensville, TN 37135.

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 in 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.

Angelia Zandman Date: 9/19/19
Angelia Zandman

Date: 9/19/19
Joshua Sidney Zandman

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Angelia Zandman and Joshua Sidney Zandman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON