Karen Johnson Davidson County
Batch# 333065 DEEDWARR
12/23/2019 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20191223-0131912

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrett Mercer Johnathan Ferreira (NAME)	Movement Mortgage, LLC (NAME)	
15887 Atkins Place (ADDRESS)	8024 Calvin Hall Road (ADDRESS)	087010A14400CO
San Diego, CA 92127 (CITY) (STATE) (ZIP)	Indian Land, SC 29707 (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, **Kerlos Adib, married**. HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garrett Mercer, an unmarried man, as to a 50% interest and Johnathan Ferreira, a married man, as to a 50% interest, tenants-in-common,** HEREINAFTER CALLED THE GRANTEE, 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. 71 on the Plan of Section Four, Chesney Glen, of record in Plat Book 9700, Page 844, in the 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 Kerlos Adib by virtue of that certain Warranty Deed dated October 31, 2016, and being of record at Instrument No. 20161102-0116147 in the Register's Office of Davidson County, Tennessee.

Erin Adib joins in above conveyance to transfer any and all marital interest she may have in said property as the spouse of Kerlos Adib.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book 9700, Page 844, Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944 and Book 11317, Page 674, Charter recorded at Book 10290, Page 256 , **and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved _____ improved x property, known as 3613 Caledon Ct. Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (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 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 my hand this 17th day of December, 2019.

Kerlos Adib by John Ibrahim, Attorney In Fact

Kerlos Adib, by John Ibrahim, Attorney-In-Fact

Erin Adib by John Ibrahim, Attorney In-Fact

Erin Adib, by John Ibrahim, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 17th day of December, 2019, before me personally appeared **John Ibrahim**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Kerlos Adib and Erin Adib** , and who acknowledged that he executed the same as the free act and deed of **Kerlos Adib and Erin Adib**.

WITNESS my hand and official seal at office this 17th day of December, 2019.

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Cheryl M. Rodgers
Notary Public
My Commission Expires: 12-22-19

STATE OF TENNESSEE
COUNTY OF WILSON

John Ibrahim, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Kerlos Adib and Erin Adib**, the principals.

This 17th day of December, 2019.

John Ibrahim

John Ibrahim

Sworn to and subscribed before me by **John Ibrahim** this 17th day of December, 2019.

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Cheryl M. Rodgers
Notary Public
My Commission Expires 12-22-19

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

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