Karen Johnson Davidson County
Batch# 380831 DEEDWARR
04/02/2020 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20200402-0035420

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___day March 2020 .

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samantha Robinson	Movement Mortgage, LLC	061-08-0-196.00
(NAME)	(NAME)	
1400 Winding Way	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 dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Francis E. Balcik, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Samantha Robinson and Sueellen Robinson-Cho, a married couple,** hereinafter called the GRANTEE(S), his/her/their 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. 11 of Block "H" on the Plan of Jackson Park, Section 3, not of record, described according to a survey made by W. B. Southgate, Surveyor, in 1980, as follows: BEGINNING on the southerly margin of Winding Way at the common corner of Lots Nos. 10 and 11, said beginning point is also 110 feet east of Lot No. 8, Block "H" on the Plan of Jackson Park, Section 2, as of record in Book 843, page 21; thence with the line between Lots 10 and 11, southeastwardly 250 feet; thence eastwardly 100 feet to the corner of Lots Nos. 11 and 12; thence with the line between said lots, northwardly 305 feet to the southerly margin of Winding Way; thence with the southerly margin of said Road, westwardly 200 feet to the beginning.

Being the same property conveyed to Francis E. Balcik and wife, Gudrun A. Balcik by Warranty Deed dated 03/31/1986 from James G. Whittle and wife, Cathy Whittle of record in Book 6822, Page 927, Register's Office for Davidson County, Tennessee.

The said Gudrun A. Balcik having since died leaving Francis E. Balick sole owner.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1400 Winding Way, Nashville, TN 37216

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 25th day March 2020.

Francis E Balcik by Martina Joan Burghard Duly Authorized Attorney in Fact

Francis E. Balcik by Martina Joan Burghard f/k/a Martina Hammontree

State of Tennessee
County of Rutherford

On this 25th day of March, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Martina Joan Burghard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Francie E. Balcik and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in ~~Book _____, Page _____~~ *INSTRUMENT NO. 20131025-0111122 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25th day of March, 2020.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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