Name and Address of New Owner:
Hoang Le
750 Spence Enclave Lane
Nashville, TN 37210

Send Tax Bills To:
~~New Owner~~ Movement Mortgage, LLC
6034 Calvin Hall Rd
Indian Land, SC 29707
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 408751 DEEDWARR
06/02/2020 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200602-0056317

Map & Parcel No: 094-16-0E-037.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David A. Jaap,** **married "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hoang Le, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 37 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as shown as Exhibit "A-2" to the Declaration of Covenants, Conditions and Restrictions as establishing the Spence Enclave Townhomes of record in Instrument 200611150141672, First Amendment in Instrument 200611170142842, Second Amendment in Instrument 200612130153595, Third Amendment in Instrument 200802220017508, Fourth Amendment in Instrument 200804230041404, Fifth Amendment in Instrument 200805070047102 and Sixth Amendment in Instrument 201004270031915, and Scrivener's Affidavit and Correction in Instrument Number 201004280032407, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David A. Jaap, unmarried by Warranty Deed from Dustin A. Thweatt and Meridith Woolson, now known as Meridith Jo Thweatt,, husband and wife, dated December 12, 2019, of record in Instrument No. 20191213-0128867, in said Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 750 Spence Enclave Lane, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of May, 2020.

_____ (SEAL)
David A. Jaap

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2020, before me personally appeared David A. Jaap, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2020.

_____
Notary Signature
My commission expires: 05/04/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
21st day of May, 2020.

_____
Notary Public
My commission expires: 2-19-24
File No. 20-918

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Lori Patterson, 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: 01/24/2023

