WARRANTY DEED



O-PARKS-20-1052 B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/18/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paula Gonzalez Ericsson	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1052 B Zophi Street	**8024 Calvin Hall Road**	**072-06-3G-002-00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-3032	**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, **DIAMOND INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAULA GONZALEZ ERICSSON, A MARRIED WOMAN,** 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 in Davidson County, Tennessee, being Unit B of 1052A-1052B Zophi Street Townhomes, Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 1052A-1052B Zophi Street Townhomes, Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20170516-0048414, in the Register' s Of\u64257?ce, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Diamond Investments, LLC by Warranty deed from Bennie Ray Hackney of record in Instrument No. 20170404-0032894 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 04, 2017.

This conveyance is subject to:
- Taxes for the year 2020, due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 21 and 22, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170516 0048414, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1052 B Zophi Street, Nashville, Tennessee 37216-3032**.

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.

Karen Johnson Davidson County
Batch# 493718 **DEEDWARR**
10/12/2020 08:57:35 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20201012-0118008

Witness my/our hand(s) this the 4 DAY OF OCTOBER, 2020.

Diamond Investments, LLC

BY: _____
Hussain Chagani
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hussain Chagani, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Diamond Investments, LLC, the within named bargainor, a limited liability company, and that in his capacity as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of October, 2020.

_____
Notary Public

My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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