Karen Johnson Davidson County
Batch# 502113 DEEDWARR
10/28/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20201028-0124475

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,000.00.

Affiant

Subscribed and sworn to me on 10/20/20.

NOTARY PUBLIC
My Commission Expires:

MELODY M JENKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 7, 2022

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin H. Pena Angelica Loza Pena 803 Drummond Dr. Nashville, TN 37211	Movement Mortgage, LLC 8024 CAlvin Hall Road Indian Land, SC 29707	119 12 0 118.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, FML Properties General Partnership, a Tennessee general partnership, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Kevin H. Pena and Angelica Loza Pena, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section Two, Battlewood, of record in Plat Book 1835, Page(s) 95 and 96, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 103 fronts 158 feet on the Southwesterly side of Drummond Drive, and runs back 182 feet on the Northwesterly line 203.12 feet on the Southeasterly line, to a dead line in the rear, which is a broken line on which it measures 116.63 feet.
>
> Being the same property conveyed to Ernest Luecke and Dax McCall, by Warranty Deed from Erika Fowler, of record in Instrument No. 20200629-0069884, in the Register's Office of Davidson County, Tennessee, dated June 25, 2020 and recorded on June 29, 2020.
>
> Being the same property conveyed to FML Properties General Partnership, a Tennessee general partnership, by Quitclaim Deed from Ernest Luecke and Dax McCall, of record in Instrument No. 20201028-0124474 in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 803 Drummond Dr., Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 10/20/2020.

FML Properties General Partnership

By: Dax McCall
Its: Partner

By: Ernie Luecke
Its: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Dax McCall, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of FML Properties General Partnership, the within named bargainor, and that he, as such Partner, executed the foregoing instrument for the purposes therein contained, by signing for FML Properties General Partnership by himself as Partner.

Witness my hand and official seal on 10/20/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ernie Luecke, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of FML Properties General Partnership, the within named bargainor, and that he, as such Partner, executed the foregoing instrument for the purposes therein contained, by signing for FML Properties General Partnership by himself as Partner.

Witness my hand and official seal on 10/20/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Robert L. Scruggs, 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 Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.