WARRANTY DEED

Karen Johnson Davidson County
Batch# 524994 DEEDWARR
12/07/2020 10:19:11 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20201207-0141568

File No. DH0007847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryce Hubner and Kimberly Hubner	Movement Mortgage, LLC	
(NAME)	(NAME)	
521 Fatherland St	8024 Calvin Hall Rd	082-16-0Z-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(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, I, **Michelle Anne Getzov, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryce Hubner and Kimberly Hubner, husband and wife,** 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 521 Fatherland Street Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190201-0009877 and being shown on Plat attached thereto as Exhibit "C", 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 Michelle Anne Getzov and Stuart Getzov, wife and husband by Warranty deed from Rachel Taylor, A Single woman, and Ke Qin, a single man of record in Instrument No. 20200108-0002381 Register's Office for Davidson County, Tennessee, dated January 03, 2020 and recorded on January 08, 2020.
Being the same property conveyed to Michelle Anne Getzov, married by Quitclaim deed from Stuart Getzov, married to Michelle Anne Getzov of record in Instrument No. 20200108-0002894 Register's Office for Davidson County, Tennessee, dated January 03, 2020 and recorded on January 08, 2020.

Being also known as 521 Fatherland St A Nashville, Tennessee 37206.

Stuart Getzov, spouse of Michelle Anne Getzov, joins in the execution of this instrument for the purpose of conveying his marital interest to said property

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 521 Fatherland St, Nashville, TN 37206

(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 2 day of December, 2020.

Michelle Anne Getzov

Stuart Getzov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michelle Anne Getzov, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of December, 2020.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stuart Getzov, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of November, 2020.

Notary Public

My commission expires: 5/23/2023

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206