Karen Johnson Davidson County
Batch# 536022 DEEDWARR
12/16/2020 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20201216-0148852

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~11th~~ 14th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

G-APR-20-2024

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)
Se-Chien Hsu	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**083-03-0X-002.00-CO**
2024 B Straightway Ave	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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, **JERRY DUANE CARGILL, II, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SE-CHIEN HSU, AN UNMARRIED MAN,** 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 Units No. B on the 2024 Straightway Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150916-0093801, as corrected by Scriveners Affidavit recorded in Instrument No. 20150925-0097758, and amended in Instrument No. 20150925-0097759 , 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 Jerry Duane Cargill, II, a single man by Warranty deed from BCG Properties, LLC, a Tennessee series limited liability company of record in Instrument No. 20161122-0123094 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 22, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 163, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 2024 Straightway Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20150916-0093801, Scriveners Affidavit recorded in Instrument No. 20150925-0097758 and amended in Instrument No. 20150925-0097759, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2024 B Straightway Ave, Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 11th DAY OF DECEMBER, 2020.

Jerry Duane Cargill II by Attorney in Fact

Jerry Duane Cargill, II
by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JERRY DUANE CARGILL, II, and who acknowledged he/she/they executed the same as the free act and deed of the said JERRY DUANE CARGILL, II.

Witness my hand and official seal, this the 11th of December, 2020.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

