WARRANTY DEED

File #2020113400

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,999.00

Tammy B Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2020.

Vanessa E. Allen
Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Chavarria	Movement Mortgage, LLC	119-06-0-318.00
(NAME)	(NAME)	
4910 Mokry Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Corpus Christi, TX 78415	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 543924 DEEDWARR
12/31/2020 11:57:45 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20201231-0155065

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/WE, **Ida Oudomsouk, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John A. Chavarria, married,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 18 on the Plan of The Final Plat of Rosewood Estates, Section Three of record in Plat Book 5210, Page 1, 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 Ida Oudomsouk and Thanongsack Joe Oudomsouk, wife and husband by Warranty deed from Kitanh Chanthavong of record in Instrument No. 20171025-0109352 Register's Office for Davidson County, Tennessee, dated October 24, 2017 and recorded on October 25, 2017. **The said Ida Oudomsouk and Thanongsack Joe Oudomsouk having since divorced.**

Being the same property conveyed to Ida Oudomsouk by Quitclaim deed from Thanongsack Joe Oudomsouk of record in Instrument No. 20200611-0059799 Register's Office for Davidson County, Tennessee, dated June 11, 2020 and recorded on June 11, 2020.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Book 5210, Page 1, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 5176, Page 649 and Book 5264, Page 398, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **504 & 506 Lutie Court, Nashville, TN 37210**
(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 our hands this 29th day of December, 2020.

Ida Oudomsouk

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Ida Oudomsouk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 29th day of December, 2020.

Notary Public

Commission expires:

8/22/22



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128