WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 548785 DEEDWARR
01/06/2021 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20210106-0002838

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daneli Callentano-Guerrero, an unmarried woman	Movement Mortgage, LLC	Map: 13512C00400CO
(NAME) 1991 Nashboro Blvd.	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-NINE THOUSAND AND NO/100 DOLLARS ($189,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KIMBERLY BRADFORD F/K/A KIMBERLY CRAWFORD, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DANELI CALLENTANO-GUERRERO, AN UNMARRIED WOMAN,

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:

Being Unit No. 4, on the Plan of a Horizontal Property Regime Plat, Nashboro Village-Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, reference to said Plan being hereby made for a more complete description thereof.

Being the same property conveyed to Kimberly Crawford, by deed from Gallardia Properties, LLC, of record in Instrument No. 20041202-0143579, dated November 30, 2004, Register's Office for said County. The said Kimberly Crawford is now known as Kimberly Bradford.

Kimberly Crawford and Kimberly Bradford being one and the same person.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Instrument No. 20021230-0161681, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument No. 20010314-0024179 and Instrument No. 20021205-0150029, in the Register's Office for Davidson County, Tennessee; (4) Easement to BellSouth of record in Instrument No. 20041025-0128047, in the Register's Office for Davidson County, Tennessee; (5) License to Use Fitness Center and Swimming Pool of record in Instrument No. 20020507-0056329, in the Register's Office for Davidson County, Tennessee; (6) Easement for Cable Television of record in Instrument No. 20001012-0101575, in the Register's Office for Davidson County, Tennessee; (7) Easement for Golf Course and Utilities of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee; (8) Sewer Line Easements of record in Book 4868, Page 74, Book 4815, Page 425, Book 6209, Page 538, Book 8870, Page 887, Book 8870, Page 932 and Instrument No. 20021205-0150029, in the Register's Office for Davidson County, Tennessee; (9) Deed of common areas to Homeowners Association of record in Instrument No. 20031008-0149210, in the Register's Office for Davidson County, Tennessee; (10) All matters of record in Plat Book 4460, Pages 149-151, in the Register's Office for Davidson County, Tennessee; (11) Judgment of Taking for Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson

County, Tennessee; (12) Restrictions of record in Book 4827, Page 14, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20021211-0152726, amended in Instrument No. 20031008-0149209, and Instrument No. 20021211-0152727, amended in Instrument No. 20020507-0056329, Instrument No. 200301008-0149209, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1991 Nashboro Blvd., Nashville, TN 37217
(House No.) (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 28th day of December, 2020.

Kimberly Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 28th day of December, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY