Karen Johnson Davidson County
Batch# 562856 DEEDWARR
01/28/2021 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210128-0012508

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Emily Dudley
Affiant

Subscribed and sworn to before me, this 27th day of January, 2021.

Julie Bailey
Notary Public

My commission expires:
9-2-2024

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michelle Nguyen	Movement Mortgage, LLC	**15005014500**
422 Cedarcliff Road	8024 Calvin Hall Road	
Antioch, TN 37013	Indian Land, SC 29707	

FOR AND IN 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 ACKNOWLEDGE, WE,

Marie Abuel, married

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

Michelle Nguyen, 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:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Cherry Hills, Section 4, as shown by plat of record in Plat Book 4460, Page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marie Espino and Jeffrey Abuel, both unmarried, by Warranty Deed from Robert L. Ford and wife, Glenda Faye Ford, dated June 30, 2000, of record in Instrument No. 20000710006818O, Register's Office for Davidson County, Tennessee. Jeffrey Abuel, unmarried, conveyed his interest in subject property to Marie Espino, by Quitclaim Deed, dated January 24, 2003, of record in Instrument No. 20030212-0019248, Register's Office for Davidson County, Tennessee. Marie Espino n/k/a Marie Abuel, an unmarried woman, conveyed subject property to Marie Abuel, an unmarried woman, by Quitclaim Deed, dated April 26, 2011, of record in Instrument No. 20110509-0035259, Register's Office for Davidson County, Tennessee.
Nathaniel E. Medina, spouse of Marie Abuel, joins in the execution of this instrument to convey and marital interest he may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 422 Cedarcliff Road, Antioch, TN 37013.

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 in 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.

mlabuel Date: 1/27/21
Marie Abuel

Nathaniel E. Medina by mlabuel Date: 1/27/21
Nathaniel E. Medina, by Marie Abuel, his attorney in fact

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Marie Abuel, the within named Grantor(s), 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, at office, this 27 day of January, 2021.

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 5.22.22

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marie Abuel with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Nathaniel E. Medina , and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

202101280012507

Witness my hand, at office, this 27 day of January, 2021.

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 5.22.22

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

