WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

G-TAG-20-612-411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 565731 **DEEDWARR**
02/01/2021 03:33:11 PM 3 pgs
Fees: $18.00 Taxes: $1,119.25

20210201-0014509

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Hunter Landreth and Madison Landreth	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**092-07-0I-411.00-CO**
323 Pine Ridge Rd	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37405	**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, **ROBIN SEVERN-FISCHETTE, TRUSTEE OF THE ROBIN SEVERN-FISCHETTE TRUST DATED AUGUST 29, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HUNTER LANDRETH AND MADISON LANDRETH, HUSBAND AND WIFE,** 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 Unit No. 411, on the Horizontal Property Regime for The 1865, a Condominium, as recorded in the Master Deed of record in Instrument No. 20190314-0023483, amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, Register's Office for Davidson County, Tennessee, to all of which reference ,is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Robin Severn-Fischette, as trustee of the Robin Severn-Fischette Trust dated August 29, 2019 by Special Warranty deed from The 1865 Condominiums, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200109-0003265 Register's Office for Davidson County, Tennessee, dated January 08, 2020 and recorded on January 09, 2020.

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 161, Page 66, Register's Office for Davidson County, Tennessee
- Subdivision restrictions, building lines and easements of record in Instrument No. 20040929-0117201, 20160914-0096846, in the Register's Office of Davidson County, Tennessee
- Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed and By-laws attached thereto, for The 1865 A Condominium , recorded at Instrument No. 20190314-0023483, and amended in Instrument No. 20190712-0068003, Instrument No. 20191007-0102697 and Instrument No. 20191010-0104084, in the Register's Office of Davidson County, Tennessee, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat.
- Charter of record in Instrument Number 20190314-0023482, in the Register's Office for Davidson County, Tennessee
- Easement(s) of record in Book 1755, Page 4 in the aforesaid Register's Office
- Declaration of Covenants, Conditions and Restrictions and Covenants for Stormwater Facilities and Systems, of record at Instrument No. 20180228-0018696, in the aforesaid Register's Office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612 21ST AVE N #411, Nashville, Tennessee 37203**.

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 26 DAY OF JANUARY, 2021.

The ~~Robin Severn-Fischette~~ Trust dated August 29, 2019

BY: _____ Trustee
~~Robin Severn-Fischette~~
Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN SEVERN-FISHETTE, TRUSTEE of THE ROBIN SEVERN-FISCHETTE TRUST DATED AUGUST 29, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ____ of January, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

01/26/2021

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

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On Jan 26th 2021 before me, Rhonda M Franzese Dumond Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Robin Severn - Fishette
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RHONDA M. FRANZESE DUMOND
Notary Public – California
Ventura County
Commission # 2217004
My Comm. Expires Nov 3, 2021

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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