# WARRANTY DEED

Karen Johnson Davidson County
Batch# 574224 DEEDWARR
02/22/2021 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210222-0020693

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2-/21
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Garrett L. Stiles | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) | (NAME) Movement Mortgage, LLC | |
| 1717 17th Ave North A (ADDRESS) | 8024 Calvin Hall Road (ADDRESS) | 081110D00100CO |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | Indian Land, SC 29707 (CITY) (STATE) (ZIP) | |

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, **Antonio D. Tate, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Garrett L. Stiles**, a single man, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit A of Cottages of 17th Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottages of 17th Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170407-0034184 and First Amendment to Cottages of 17th Avenue recorded in Instrument No. 20170815-0083789, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cottages of 17th Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. Instrument No. 20170407-0034184 and First Amendment to Cottages of 17th Avenue recorded in Instrument No. 20170815-0083789, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to Antonio D. Tate by Quitclaim Deed from TRHI, LLC, a Tennessee limited liability company of record in Instrument No. 20161028-0114127, Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on October 28, 2016 and Corrected Quit Claim Deed recorded on August 24, 2017, of record in Instrument No. 20170824-0087040.**

*NaKeisha Tate joins in this conveyance to transfer any marital interest she may have in said property.*

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1717 17th Ave. N #A Nashville, TN 37208
(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 my hand this 10th day of February, 2021.

**Antonio D. Tate**

**NaKeisha Tate**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Antonio D. Tate and NaKeisha Tate**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2021.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

**True Copy Certification**

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023