Karen Johnson Davidson County
Batch# 603008 DEEDWARR
03/30/2021 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210330-0041785

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me this 26th day of March, 2021.

Notary Public
My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2022

2021-158

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Justin Lamendola | MOVEMENT MORTGAGE, LLC | |
| 5815B Couch Drive | 9024 CALVIN HALL ROAD | 091-06-3H-002.00-CO |
| Nashville, TN, 37209 | INDIAN LAND, SC 29707 | |

## WARRANTY DEED

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 acknowledged, we

**Rachel Horstman and Ryan Bruns, both unmarried, as joint tenants with right of survivorship ,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Justin Lamendola,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Unit B, on the Plan of 5815 Couch Drive, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5815 Couch Drive, of record in Instrument No. 20190827-0086385, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.**

**Being the same property conveyed to Rachel Horstman and Ryan Bruns, both unmarried, as joint tenants with right of survivorship by Warranty deed from C and H Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200513-0049700 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on May 13, 2020.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **5815B Couch Drive, Nashville, TN 37209.**

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 25th day of March, 2021.

Rachel Hortsman

Ryan Bruns

**STATE OF COLORADO**
**COUNTY OF ADAMS**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Horstman and Ryan Bruns, 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 at Westminster, Colorado, this 25th day of March, 2021.

BRANDI M SOLANO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20074006808
My Commission Expires 3/4/2023

Notary Public
My Commission Expires: 3-4-2023

# 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

