Karen Johnson Davidson County
Batch# 603014 DEEDWARR
03/30/2021 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210330-0041794

WARRANTY DEED

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

G-VRES-21-509B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 03 08 2022
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hailey Meadows and John Horton	MOVEMENT MORTGAGE, LLC	
(NAME) **509 B Moore Ave**	(NAME) 5024 CALVIN HALL ROAD	105-07-0W-002.00-CO
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) 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, **NICHOLAS GROME AND REBECCA GROME, CO-TRUSTEES OF THE NICHOLAS AND REBECCA GROME TRUST AGREEMENT DATED JANUARY 15, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAILEY MEADOWS, AN UNMARRIED WOMAN AND JOHN HORTON, AN UNMARRIED MAN AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP,** 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 all of Unit No. B, as shown on the Plan of 509 Moore Avenue Townhomes, a Horizontal Property Regime, filed Exhibit "C" and Established by the Declaration of Covenants, Conditions and Restrictions Appearing of record in Instrument No. 20150506-0041421, of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, Reference to which is hereby made for more complete and detailed description of the unit, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Nicholas Grome and Rebecca Grome, Co-Trustees of the Nicholas and Rebecca Grome Trust Agreement dated January 15, 2018 by Quitclaim deed from Nicholas Grome and Rebecca Grome, husband and wife, as Joint Tenants with Rights of Survivorship of record in Instrument Number 20191112-0116360, Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on November 12, 2019.

Being the same property conveyed to Nicholas Grome and Rebecca Grome, husband and wife, as Joint Tenants with Rights of Survivorship by Quitclaim deed from Nicholas Grome and Rebecca Grome, Co-Trustees of the Nicholas and Rebecca Grome Trust Agreement dated January 15, 2018 of record in Instrument No. 20191108-0115675 Register's Office for Davidson County, Tennessee, dated October 25, 2019 and recorded on November 08, 2019.

Being the same property conveyed to Nicholas Grome and Rebecca Grome, Co-Trustees of the Nicholas and Rebecca Grome Trust Agreement dated January 15, 2018 by Quitclaim deed from Nicholas J. Grome and Rebecca L. Grome, husband and wife of record in Instrument No. 20180122-0006500 and As Corrected in Scriverner's Affidavit, recorded on October 26, 2018 of record in Instrument Number 20181026-0106239, Register's Office for Davidson County, Tennessee, dated January 15, 2018 and recorded on January 22, 2018.

Being the same property conveyed to Nicholas J. Grome and Rebecca L. Grome, husband and wife by Warranty deed from Red Horse Devco., LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160201-0009181 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 01, 2016.

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 as Instrument Number 20140527-0045345 and Instrument Number 20150318-0023065, as corrected by Surveyor's Certificate of Corrections in Instrument Number 20150407-0030330 , Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150506-0041421, Register's Office for Davidson County, Tennessee.
- Charter to the HOA of record in Instrument Number 20150506-0041422, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **509 B Moore Ave, 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 25th DAY OF MARCH, 2021.

The Nicholas and Rebecca Grome Trust Agreement dated January 15, 2018

BY: _____
Nicholas Grome
Co-Trustee

BY: _____
Rebecca Grome
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS GROME, CO-TRUSTEE of THE NICHOLAS AND REBECCA GROME TRUST AGREEMENT DATED JANUARY 15, 2018, 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 25th of March, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA GROME, CO-TRUSTEE of THE NICHOLAS AND REBECCA GROME TRUST AGREEMENT DATED JANUARY 15, 2018, 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 25th of March, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

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

