WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $558,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day April 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Quinten Waddell	Movement Mortgage	172090A25500CO
(NAME)	(NAME)	
1241 Lighthouse Place	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 628923 **DEEDWARR**
05/04/2021 03:06:03 PM 2 pgs
Fees: $13.00 Taxes: $2,064.60

20210504-0059852

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 considerations, the receipt of which is hereby acknowledged, I/we **Daniel Forero, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Quinten Waddell,** hereinafter called the GRANTEE(S), his/her/their 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. 209 on the Plan of Final Plat of Section Five B, Banbury Crossing (a Planned Unit Development) of record in Plat at Instrument No. 20040618-0072253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Shaar Forero Properties, Inc. by Warranty Deed from Cynthia B. Price, an unmarried woman, dated 09/22/2017 and recorded 09/25/2017, of record in Instrument 201709250097823, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alberto Forero by Warranty Deed from Shaar Forero Properties, Inc., a Tennessee corporation, dated 04/12/2019 and recorded 04/15/2019, of record in Instrument 201904150034223, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Forero, a single man by Warranty Deed from Alberto Forero, married, dated 04/17/2020 and recorded 04/21/2020, of record in Instrument 202004210041804, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Instrument 200406180072253, Covenants, conditions, easements and restrictions recorded in Book 10369, Page 48, and amended in Instrument 200307280105031, Covenants, conditions, easements and restrictions recorded in Instrument 200410060120756, Charter of Banbury Crossing Homeowner's Association, Inc., of record in Book 11187, Page 575, Quitclaim Deed convey to Banbury Crossing Homeowner's Association, Inc of record in Instrument 201903290028382, By-laws of Banbury Crossing Homeowner's Association, Inc., of record in Instrument 200206100070239, Register's Office for Davidson County, Tennessee.

Banbury Crossing Homeowner's Association, Inc., of record in Instrument 200206100070239, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1241 Lighthouse Place, Brentwood, TN 37027

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 29th day April 2021.

Daniel Forero

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Forero, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2021.

Notary Public:

My Commission Expires: February 20, 2022

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129