THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow, Corp.
2 Cadillac Drive
Brentwood, Tn. 37027
P21-9310A-PILK

Karen Johnson Davidson County
Batch# 646736 **DEEDWARR**
06/01/2021 10:35:06 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20210601-0072882

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-08-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan Stanley	Movement Mortgage, LLC	MAP & PARCEL
952 9th Ave S	8024 Calvin Hall Rd.	105-02-0D-001.00-CO
Nashville, TN 37203	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(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, WE, **Christopher Giese and Tiffany Giese, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ethan Stanley**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 as shown on Exhibit "C" in the declaration of Covenants, Conditions and Restrictions for Homes at 952 9th Avenue South, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20150604-0052286, Registers Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Giese and Tiffany Giese, husband and wife by Warranty deed from Cadence Construction LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160620-0062209 Register's Office for Davidson County, Tennessee, dated June 14, 2016 and recorded on June 20, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) 2021 taxes are assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is property known as **952 9th Ave S, Nashville, TN 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 the 20 day of May, 2021.

Christopher Giese

Tiffany Giese

STATE OF CA

COUNTY OF SD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Giese and Tiffany Giese,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of May, 2021.

My Commission expires: 10.21.22

Notary Public

KEN M. KNARA
Commission No. 2280114
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 21, 2022