Karen Johnson Davidson County
Batch# 648131 DEEDWARR
06/02/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,459.65
20210602-0073960

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___day May 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
An Quoc Nguyen	Movement Mortgage, LLC	141-06-0C-058.00-CO
(NAME)	(NAME)	
3936 Bridgeview Lane	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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 considerations, the receipt of which is hereby acknowledged, I/we **Anne Booth McCarver and John R. McCarver, wife and husband,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **An Quoc Nguyen, a married person**, 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 14, PLAN OF RIVERBRIDGE COMMUNITY, PHASE 1B, as shown on plat of record in Instrument No. 20030709-0094605, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anne Booth McCarver and John R. McCarver, wife and husband by Warranty Deed dated 06/29/2015 from Richard Casey Maddox and Rebecca L. Maddox, husband and wife of record in Instrument 201507010063718, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per Plat at Instrument 200307090094605, Declaration of Restrictive Covenants of record in Instrument 200302050016044, as amended of record in Instrument 200303030027396, as amended of record in Instrument 200308060111893, as amended of record in Instrument 200903170023975, By-Laws of record in Instrument 200302180020999, Easement of record in Book 1298, Page 244, Agreement for Dedication of Public Utilities Easement Easement of record in Book 7601, Page 415, Stormwater Detention Agreement Easement of record in Instrument 200212170155374, Charter of record in Instrument 200302180020998, Quitclaim Deed to the Homeowner's Association of record in Instrument 200303030027395, 200303030027398, 200308060111892, Register's Office for Davidson County, TN.

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 ☒ 3936 Bridgeview Lane, Nashville, TN 37221
(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___day May 2021.

Anne Booth McCarver

Anne Booth McCarver

John R. McCarver by Anne Booth McCarver, Attorney in Fact

John R. McCarver by Anne Booth McCarver. Attorney in Fact

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 Anne Booth McCarver, 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 26th day of May, 2021.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: February 20, 2023

State of Tennessee
County of Rutherford

On this 26th day of May, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Anne Booth McCarver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of John R. Carver, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

202105020073959

Witness my hand and Official seal this 26th day of May, 2021.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: February 20, 2023

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

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

