Karen Johnson Davidson County
Batch# 649262 DEEDWARR
06/03/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $3,218.63
20210603-0074899

WARRANTY DEED

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $869,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6.13.2022
(AFFIX SEAL)

B-SB-KW-21-3308-1

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)
Alexandra S. Popova and Ricardo William Argudin	Movement Mortgage, LLC	
(NAME) **3308 Trevor Street #1**	(NAME) 8024 Calvin Hall Road	**092-09-2A-001.00**
(ADDRESS) **Nashville, TN 37209**	(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, **ROGER CARL JAMES NAGY AND COLLEEN MORGAN NAGY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRA S. POPOVA, AN UNMARRIED PERSON, AND RICARDO WILLIAM ARGUDIN, AN UNMARRIED PERSON,** 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:

**joint tenants with right of survivorship

Land situated in Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for Homes of 3308 Trevor Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171213-0127169, Scrivener's Affidavit of record at Instrument No. 20180313-0023824 and amended at Instrument No. 20180314-0024083, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Molette Property Group, LLC, a Tennessee limited liability company by Warranty deed from Crumlin Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20070824-0101964 Register's Office for Davidson County, Tennessee, dated August 23, 2007 and recorded on August 24, 2007.

Being a portion of the same property conveyed to Lee Molette, an unmarried man by Quitclaim deed from Molette Property Group, LLC, a Tennessee limited liability company of record in Instrument No. 20171212-0126783 Register's Office for Davidson County, Tennessee, dated December 12, 2017 and recorded on December 12, 2017.

Being the same property conveyed to Roger Carl James Nagy and Colleen Morgan Nagy, husband and wife by Warranty deed from Lee Molette, married of record in Instrument No. 20200317-0029658 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020. Roger Carl James Nagy and Roger Nagy are one in the same person. Colleen Morgan Nagy and Colleen Nagy are one in the same person.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 42, Register's Office for 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 20171213-0127169, Scrivener's Affidavit 20180313-0023824, amended at 20180314-0024083, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20171213-0127168, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **3308 Trevor Street #1, Nashville, Tennessee 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 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 28th DAY OF MAY, 2021.

Roger Nagy by Colleen Nagy, Attorney in Fact

Roger Nagy by Colleen Nagy, Attorney in Fact

Colleen Nagy

Colleen Morgan Nagy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLEEN NAGY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROGER NAGY, and who acknowledged he/she/they executed the same as the free act and deed of the said ROGER NAGY.

Witness my hand and official seal, this the 28th of May, 2021.

William E Groner

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLLEEN MORGAN NAGY, the within named bargainor, 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, this the 28th of May, 2021.

William E. Groner

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

