Karen Johnson Davidson County
Batch# 659341 DEEDWARR
06/17/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210617-0082176

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Amy Gaetano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Thomas Weeks and Amy Gaetano | Movement Mortgage, LLC | Parcel ID: 133 04 0 023.00 |
| (NAME) 90 Vaden Drive | (NAME) 8024 Calvin Hall Road | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Indian Land, SC 29707 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Galactic Redevelopment, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas Payton Weeks and Amy Gaetano, husband and wife**, 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 Lot No. 222, on the Plan of Glencoe Acres, Section II, of record in Plat Book 1835, Pages 136-138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Galactic Redevelopment, LLC, a Tennessee limited liability company, by Warranty Deed from Alh Khinan Tuan and Vum Khawl Vung, of record in Instrument No. 20210310-0031089, in the Register's Office of Davidson County, Tennessee, dated March 04, 2021 and recorded on March 10, 2021.

Being the same property conveyed to Alh Khinan Tuan and Vum Khawl Vung, by Warranty Deed from Margie Dianne Fox Graves now known as Dianne Apple, unmarried, of record in Instrument No. 20091016-0096154, in the Register's Office of Davidson County, Tennessee, dated October 14, 2009 and recorded on October 16, 2009.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 90 Vaden Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 hand this 11th day of June, 2021

Galactic Redevelopment, LLC, a Tennessee limited liability company

BY:_____
Sumant S. Joshi, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sumant S. Joshi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Manager, and is authorized to execute the instrument on behalf of Galactic Redevelopment, LLC, the within named bargainor, and that he as such Chief Executive Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Chief Executive Manager.

Witness my hand and official seal, this the 11th day of June, 2021.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-28-2024

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Robert L. Scruggs, 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 Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.