Karen Johnson Davidson County
Batch# 659852 DEEDWARR
06/18/2021 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20210618-0082697

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $427,000.00 Affiant Subscribed and sworn to before me, this 16th day of June, 2021. Notary Public My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Itai Winter **Lacey Rene Maloch**	Movement Mortgage, LLC	**04110002900**
4004 Dumbarton	8024 Calvin Hall Road	
Nashville, TN 37207	Indian Land, SC 29707	

FOR AND IN 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 ACKNOWLEDGE, WE,

Trinity Project 1, LLC

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

Lacey Rene Maloch and Itai Winter, as joint tenants with right of survivorship.

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. 440, Bellshire Estates, Section "B", accordign to the plat thereof, recorded in Plat Book 2331, Page 128 and 129, REgister's OFfice for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Trinity Project 1, LLC, by Warranty Deed from George T. Haynes and Yvonne Haynes, husband and wife, dated November 16, 2020, of record in Instrument No. 20201120-0136649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George T. Haynes and wife, Yvonne Haynes, by Warranty Deed from Jackie Roark Alexander, a/k/a Jacquelyn Roark, Nancy E. Ferrell and Shirley B. Schrott a/k/a Shirley Brasel, dated October 30, 2000, of record in Instrument No. 20001106-0110050, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4004 Dumbarton, Nashville, TN 37207.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Trinity Project 1, LLC

_____ Date: 6-15-21

By: Israel Gadson, Chief Manager

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Israel Gadson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are Chief Manager of Trinity Project 1, LLC and that they are authorized Trinity Project 1, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of June, 2021.

_____

NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

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.