This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12551-RR

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $454,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2021.

Notary Public
My Commission Expires: 11.20.21

Karen Johnson Davidson County
Batch# 681737 DEEDWARR
07/22/2021 12:18:50 PM 2 pgs
Fees: $13.00 Taxes: $1,679.80
20210722-0098586

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luke Ziegenmeyer and Tara Ziegenmeyer 2223 24th Avenue North E Nashville, TN 37208	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	081-02-2A-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jorge I. Godinez Villanueva, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Luke Ziegenmeyer and Tara Ziegenmeyer, a married couple**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. E of 2223E - 2223F 24th Avenue North Townhomes, as described in Declaration Establishing A Horizontal Propergime for 2223E-2223F 24th Avenue North Townhomes, recorded in Instrument No. 20170717-0071628, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jorge I. Godinez Villanueva, married man by Warranty deed from Reliance Estates, LLC, a Tennessee limited liability company of record in Instrument No. 20190201-0009787 Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on February 01, 2019.

**Miriam Garcia Muniz, joins in this conveyance to relinquish any and all right, especially marital rights, which he/she may have in said property by virtue of her marriage to Jorge I. Godinez Villanueva.

This is improved property located at: **2223 24th Avenue North, E, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2021.

GRANTOR:

Jorge I. Godinez Villanueva

Miriam Garcia Muniz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jorge I. Godinez Villanueva and Miriam Garcia Muniz, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 2021.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-24