WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00.

Layla Jessi Moradypoor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2021.

Notary Public

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

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-SB-BMR-21-1652

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)
Layla Jessi Moradypoor	**Movement Mortgage, LLC**	
(NAME) **1652 Sprucedale Drive**	(NAME) **8024 Calvin Hall Road**	**175-02-0B-161.00-CO**
(ADDRESS) **Antioch, TN 37013**	(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, **CHARMAINE C. O'BRIEN AKA CHARMAINE O'BRIEN, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAYLA JESSI MORADYPOOR, AN UNMARRIED WOMAN**, 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:

Being all of Unit No. 2201, on the plan of Old Hickory Commons, Section Two and Three, according to plat and survey appearing of record in Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322-0028759, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Charmaine C. O'Brien, an unmarried woman by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20160913-0096297 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 13, 2016.

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 as Instrument Number 20081016-00104151 and Instrument No. 20081016-00104157, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Old Hickory Commons with By-Laws appended thereto, of record in Instrument No. 20070920-0112646, as amended in Instrument No. 20071213-0143334, as amended and restated by Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons with Charter and By-Laws appended thereto, in Instrument No. 20080317-0026338, as further amended in Instrument No. 20080710-0071087, Instrument No. 20081117-0113467, Instrument No. 20101222-0101832, Instrument 20130322-0028759, Instrument 20140207-0011094, Instrument No. 20190502-0040941, Instrument No. 20190502-0040940 and Instrument No. 20201103-0128180 Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan attached as an Exhibit to the Amendment To Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections One, Two and Three, of record in Instrument No. 20080317-0026338, in the Register's Office for Davidson County, Tennessee.
• Conveyance of all common areas to HOA of record in Instrument No. 20080402-0032833, in the Register's Office for Davidson County, Tennessee.
• Right of Way Easement to Colonial Pipeline Company of record in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee.
• Grant of Transmission Line Easement(s) of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20060307-0026092, in the Register's Office for Davidson County, Tennessee.
• Easement(s) to Tennessee Telephone Company of record in Instrument No. 20080709-0070604 and Instrument No. 20081121-0114642, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 687980 DEEDWARR
07/30/2021 02:43:11 PM 2 pgs
Fees: $13.00 Taxes: $825.10
20210730-0102991

- Income restrictions set forth in Warranty Deed filed in Instrument Number 20160714-0072248, Register's Office for Davidson County, Tennessee.
- Quitclaim to Metro Government of record in Instrument Number 20100303-0016291, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1652 Sprucedale Drive, Antioch, Tennessee 37013**.

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 9th DAY OF JULY, 2021.

Charmaine O'Brien by Attorney in Fact

Charmaine O'Brien by Margaret Means, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, 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 CHARMAINE C. O'BRIEN, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARMAINE C. O'BRIEN.

Witness my hand and official seal, this the 9th of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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