Karen Johnson Davidson County
Batch# 702059 DEEDWARR
08/20/2021 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210820-0112935

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00

Karen Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/17/2021.

Eliza Whitfield
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-5-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4255

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Van Dang and Thi Nguyen	Movement Mortgage LLC	102-07-0-029.00
6589 Cabot Drive	8024 Calvin Hall Rd	
Nashville, TN 37209	Indian Land, SC 29707	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TJS, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Van Dang and Thi Nguyen, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 139 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91 (erroneously shown as Page 4 on deed), Register's Office for said County.

Said lot fronts 85 feet on the Easterly side of Cabot Drive, and extends back between parallel lines, 148.94 feet to the right of way of Interstate Highway.

Being the same property conveyed to Adeeb D. Matloob Hrmz, married by Warranty deed from L. H. Rushing, Trustee of the Rosetree Trust of record in Instrument No. 20101007-0080462 Register's Office for Davidson County, Tennessee, dated September 20, 2010 and recorded on October 07, 2010. (Value of consideration shown in aforementioned deed $143,000.00.)

Being the same property conveyed to TJS, LLC, A Tennessee Limited Liability Company by warranty deed from Adeeb D. Matloob Hrmz and Shayma Daniel, husband and wife of record in Instrument No. 20210524-0070194 Register's Office for Davidson County, Tennessee, dated 325,000.00 and recorded on May 24, 2021. (Value of consideration shown in aforementioned deed $May 20, 2021.) Being also known as 6589 Cabot Drive Nashville, Tennessee 37209. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6589 Cabot Drive Nashville, TN 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 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.

Witness my hand on August 17, 2021}.

E.P.

TJS LLC, a Limited Liability Company

By: ~~Shirin Pulous by~~ Emad Pulous

Shirin Pulous By Emad Pulous her ~~attorney in fact~~ attorney in fact 8-17-2021

STATE OF TENNESSEE

COUNTY OF Davidson

E.P.

Personally appeared before me, a Notary Public of said County and State, Emad Pulous ~~for Shirin Pulous her attorney in fact~~, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 17, 2021.

Notary Public

KRYSTN L. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2021-4255

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/20/2021 (date of document).

Affiant Signature

08/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL