Karen Johnson Davidson County
Batch# 713234 DEEDWARR
09/13/2021 10:03:39 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210913-0122028

WARRANTY DEED

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/14/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob Aranza, Jr. and Jacob Aranza	Movement Mortgage, LLC	Parcel ID: 052-08-0A-277.00-000
(NAME) 1024 Treasure Reef	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Madison, TN 37115	(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, I/WE, **Phoebe V. Green n/k/a Phoebe V. Hawkins, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jacob Aranza, Jr., an unmarried man and Jacob Aranza, a married man**, as tenants in common with rights 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. 130 on the Plan of Heron Walk Section 4 Phase 2 of record in Plat Book 9700, Page 687, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description.
Being the same property conveyed to Phoebe Green, by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated August 01, 2013 recorded October 03, 2013, of record as Instrument No. 20131003-0103989 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Phoebe V. Green, by Quitclaim Deed from Isiah Wilson dated April 17, 2015 recorded June 09, 2016, of record as Instrument No. 20150609-0054313 Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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.

unimproved ☐

This is improved ☒ property, known as 1024 Treasure Reef, Madison, TN 37115

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. 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 our hands this 9 day of September, 2021

Phoebe V. Green Phoebe V. Hawkins, married woman

Phoebe V. Green n/k/a Phoebe V. Hawkins, a married woman

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Phoebe V. Green n/k/a Phoebe V. Hawkins, a married woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023