# WARRANTY DEED




G-BMR-21-620A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $637,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
(Al Batch# 794300 **DEEDWARR**
01/24/2022 10:07:12 AM 2 pgs
Fees: $13.00 Taxes: $2,358.75

20220124-0008505

**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) |
|---|---|---|
| **Anthony Bo Jocson and Brooke Jocson** | **Movement Mortgage, LLC** | |
| (NAME) | (NAME) | **091-09-4H-001.00-CO** |
| **620 A Eastboro Drive** | **8024 Calvin Hall Road** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **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, **RACHEL CASEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY BO JOCSON AND BROOKE JOCSON, HUSBAND AND WIFE,** 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:

Property situated in Davidson County, Tennessee being Unit 620A, of the plan of 620 Eastboro Commons, a Horizontal Property Regime, as established in Master Deed of record at Instrument No. 20200218-0018099, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Rachel Casey by Quit Claim deed from 618 Eastboro, LLC, a Tennessee limited liability company of record in Instrument No. 20180824-0083956 Register's Office for Davidson County, Tennessee, dated August 14, 2018 and recorded on August 24, 2018 . Being a portion of the same property conveyed to 618 Eastboro, LLC, a Tennessee limited liability company by Quit Claim deed from Jason B. Casey and Rachel L. Casey, husband and wife of record in Instrument No. 20180228-0018690 Register's Office for Davidson County, Tennessee, dated February 23, 2018 and recorded on February 28, 2018. Being a portion of the same property conveyed to Jason B. Casey and Rachel L. Casey, husband and wife by Warranty deed from Juanita Daughtery, unmarried of record in Instrument No. 20171212-0126397 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on December 12, 2017.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 165, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200218-0018099, 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: **620 A Eastboro Drive, Nashville, Tennessee 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 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 19th DAY OF JANUARY, 2022.

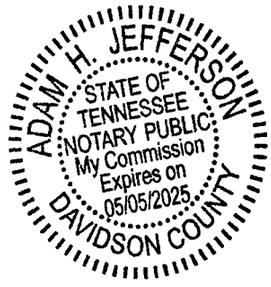
Rachel Casey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL CASEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)




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