WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ADAM H. JEFFERSON DAVIDSON COUNTY My Commission Expires on 05/05/2025

B-SH-22-1930A

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 802982 **DEEDWARR**
02/09/2022 03:47:52 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20220209-0015259

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jesse Ronald Wardak	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**092-07-0S-001.00-CO**
1930 Herman St Unit A	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**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, **TWO E'S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSE RONALD WARDAK, A SINGLE PERSON,** 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:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Herman Street Townhomes, attached as Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions for Herman Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201021-0122453, Supplemented in Instrument No. 20201204-0141121 and Amended in Instrument No. 20210621-0083556, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Two E's Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Deborah Hubbert and Tony Stringfellow, individually and as authorized signatories on behalf of Geraldine Terry, Julia Hemphill, Mary L. Groves, Esley W. Bratton, III, Chester Kimble, Chester R. Kimble, William Derek Kimble, Andrea Kimble Grigsby, Sonja Kimble, Sharon Stringfellow, Michael Stringfellow, Donald Stringfellow, Donna Stringfellow Terry, Salathiel Stringfellow, IV, Calvin Stringfellow, Terry Key, Eugene Kimble, Jr. (aka Teddy Kimble), Edna Kimble, Leslie Lafebra Miller, Patricia Houston and Cynthia Amos Moore, of record in Instrument No. 20200825-0095974 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 25, 2020.

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 161, Page 41, 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 20201021-0122453, Supplemented in Instrument No. 20201204-0141121 and Amended in Instrument No. 20210621-0083556, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20201008-0117333, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument Number 20210503-0059237, in the Register's Office for Davidson County, Tennessee.
- Restriction for Stormwater Facilities and Systems of record in Instrument Number 20210714-0094574, 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: **1930 Herman St Unit A, Nashville, Tennessee 37208**.

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 4th DAY OF FEBRUARY, 2022.

Two E's Development, LLC, a Tennessee Limited Liability Company

BY: _____
Anthony Ewing
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of TWO E'S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
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