WARRANTY DEED

Karen Johnson Davidson County
Batch# 807747 DEEDWARR
02/17/2022 10:40:36 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20220217-0018484

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 11-20-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Walker Alice Periquet	Movement Mortgage, LLC	081031T00100CO
(NAME)	(NAME)	
2404 Middle 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 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **TPC Middle Joint Venture,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Walker and Alice Periquet,** 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:

BEING Lot No. 28, Unit A on the Plan of the subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Plan Book 1, Page 84, Chancery Court at Nashville, as shown by plat of record in Plat Book 57, Page 26, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to TPC Middle Joint Venture by deed from Green Pine Properties, LLC, dated 2-7-20 of record in Instrument #202002200018670, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 2404A Middle Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 11th day of February, 2022.

TPC MIDDLE JOINT VENTURE

Tyler Antonakos
, Managing Member

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of February, 2022, within my jurisdiction, the within named Tyler Antonakos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Managing Member of TPC Middle Joint Venture, a Tennessee company, and that for and on behalf of the said Tennessee company, and as its free act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Tennessee corporation/limited liability company so to do.

WITNESS my hand and seal this 11th day of February, 2022.

Notary Public
My Commission Expires: 11-22-25

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No.: 2469