Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1091

Karen Johnson Davidson County
Batch# 825117 DEEDWARR
03/18/2022 03:54:38 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20220318-0031857

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Lauren Mutabaruka and Frank Mutabaruka, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anna John Hand, unmarried woman and George Hand, a married man, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 71, on the Plan of Miro Meadows, of record in Plat Book 1424, Page 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Lauren Mutabaruka and Frank Mutabaruka, wife and husband, by deed dated 06/29/2020, and recorded 07/01/2020, from George Thieme and Sharon Thieme, husband and wife, of record in Instrument Number 20200701-0071472, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 918 Kipling Drive, Nashville, TN 37217.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Anna John Hand	**Movement Mortgage, LLC**	**107-14-0-012.00**
918 Kipling Drive	**8024 Calvin Hall Road**	
Nashville, TN 37217	**Indian Land, SC 29707**	

WITNESS THE EXECUTION HEREOF this 17th day of March, 2022.

Jennifer Lauren Mutabaruka

Frank Mutabaruka

State of Tennessee)
County of Davidson)

On this 17th day of March, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jennifer Lauren Mutabaruka and Frank Mutabaruka, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 05/05/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 355,000.00.**

Affiant

Sworn and subscribed before me on this the 17th day of March, 2022.

Notary Public

My Commission Expires: 05/05/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025