WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC ADAM H. JEFFERSON DAVIDSON COUNTY My Commission Expires On 06/04/2025

Karen Johnson Davidson County
Batch# 876352 **DEEDWARR**
06/23/2022 01:58:25 PM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20220623-0071913

G-FSBO-22-1412B

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)
Sarah Ferguson and Trevor Ferguson	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1412 B Chester Avenue	**8024 Calvin Hall Road**	**072-14-4N-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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, **STEPHEN ROESCH AND DEBORAH R. ROESCH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH FERGUSON AND TREVOR FERGUSON, WIFE AND HUSBAND,** 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 B, on the plan of 1412 A Chester Avenue, A Planned Unit Development (with Private Elements) of record as Instrument No. 20170810-0081988, corrected in Instrument No. 20180502-0041575, and being shown on Plat attached thereto as Exhibit "B", 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 Stephen Roesch and Deborah R. Roesch, husband and wife by Warranty deed from Matthew P. Cooke, an unmarried man of record in Instrument No. 20191118-0118748 Register's Office for Davidson County, Tennessee, dated November 14, 2019 and recorded on November 18, 2019.

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 843, Page 94, 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 20170810-0081988, as corrected in Instrument No. 20180502-0041575, 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: **1412 B Chester Avenue, Nashville, Tennessee 37206**.

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 21st DAY OF JUNE, 2022.

Stephen Roesch

Deborah R. Roesch

STATE OF Florida
COUNTY OF Pinellas

By means of
[✓] physical presence
or
[ ] online notarization

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN ROESCH, 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 21st of June, 2022.

Notary Public
My Commission Expires: 9/26/2023
(SEAL)

Type of identification produced: FL DL

MARCELA CARLOS
Notary Public - State of Florida
Commission # GG 907462
My Comm. Expires Aug 26, 2023
Bonded through National Notary Assn.

STATE OF Florida
COUNTY OF Pinellas

By means of
[✓] physical presence
or
[ ] online notarization

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH R. ROESCH, 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 21st of June, 2022.

Notary Public
My Commission Expires: 9/26/2023
(SEAL)

Type of identification produced: FL DL

MARCELA CARLOS
Notary Public - State of Florida
Commission # GG 907462
My Comm. Expires Aug 26, 2023
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212