WARRANTY DEED

File #2022050335

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 887057 DEEDWARR
07/11/2022 11:22:07 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220711-0079403

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9-4-22

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Adrian Perez and Hannah Jean Perez	Movement Mortgage, LLC	058-09-0A-121.00-CO
(NAME)	(NAME)	
2240 Gilmore Crossing	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Lyle A. Smith, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Adrian Perez and Hannah Jean Perez, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Creekside Trails, Phase 5 of record in Plat at Instrument No. 20051103-0133061, 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 Lyle A. Smith, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20060803-0094870 Register's Office for Davidson County, Tennessee, dated July 31, 2006 and recorded on August 03, 2006.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20051103-0133061, Register's Office of 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 20000915-0092002 and supplemental amendment recorded in Instrument Number 20011025-0117168, second supplemental amendment recorded in Instrument Number 20020828-0103983, third supplemental amendment recorded in Instrument Number 20041229-0153372 and fourth supplemental amendment recorded in Instrument Number 20061120-0143523 and amended in 20141218-0115782 , Register's Office for Davidson County, Tennessee, Charter for Eaton's Creek Park Homeowners Association of record in Instrument Number 20011126-0128291, in the Register's Office for Davidson County, Tennessee.; Charter for Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, in the Register's Office for Davidson County, Tennessee.; Easement for Water mains and appurtenances of record in Book 6255, Page 578, in the Register's Office for Davidson County, Tennessee.; Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, in the Register's Office for Davidson County, Tennessee.; Storm Water Detention Agreements of record in Instrument Number 20001011-0100954 , in the Register's Office for Davidson County, Tennessee.; Subject to the flow of any creeks, streams, or branches across subject property.; Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **2240 Gilmore Crossing Lane, Nashville,TN,37218**

(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 our hands this 7th day of July, 2022.

Lyle A. Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Lyle A Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 7th day of July, 2022.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128