WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Y-BR-22-416

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 942107 **DEEDWARR**
11/16/2022 03:04:45 PM 2 pgs
Fees: $13.00 Taxes: $2,830.50

20221116-0122141

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Renata Alexandre	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**128-16-0B-045.00-CO**
416 Summit Oaks Drive	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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, **FEDERICA GRIMALDI, A SINGLE WOMAN AND VERINA BEGGI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RENATA ALEXANDRE, AN UNMARRIED WOMAN,** 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 Lot No. 45 on the Plan of Phase One, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20020129-0011883, 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 Federica Grimaldi, unmarried by Warranty deed from French River Development Company, LLC, a Tennessee limit liability company of record in Instrument No. 20040121-0008052 Register's Office for Davidson County, Tennessee, dated January 16, 2004 and recorded on January 21, 2004. (Value of consideration shown in aforementioned deed $352,000.00.)

Being the same property conveyed to Robert A. Anderson Trustee by Quitclaim Deed from Federica Grimaldi of record in Instrument No. 20070802-0091891 Register's Office for Davidson County, Tennessee, dated August 01, 2007 and recorded on August 02, 2007 and within the same deed the said Robert A. Anderson, Trustee conveyed his interest in the subject property to Federica Grimaldi, her heirs, successors and assigns, and a one-half undivided interest unto Giuseppe Grimaldi and Verina Beggi, husband and wife, their heirs, successors and assigns, with all right of survivorship.

Said Giuseppe Grimaldi having since died, leaving Verina Beggi as surviving tenant.

This conveyance is subject to:
- Taxes for the year 2023.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020129-0011883, 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 20020214-0019518, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20020131-0013598, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020103-0001057, 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: **416 Summit Oaks Drive, Nashville, Tennessee 37221**.

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 10 DAY OF NOVEMBER, 2022.

Federica Grimaldi

Verina Beggi by Federica Grimaldi, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FEDERICA GRIMALDI, 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 10th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Federica Grimaldi, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VERINA BEGGI, and who acknowledged he/she/they executed the same as the free act and deed of the said VERINA BEGGI.

Witness my hand and official seal, this the 10th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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