Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-266



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO B
THIS 8 day of February, 202

Notary Public

Commission Expires: 9-6-24

Karen Johnson Davidson County
Batch# 969204 DEEDWARR
02/09/2023 11:45:34 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20230209-0009524

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily Corenne Baxter 405 Trace Court Nashville, TN 37221	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	126-15-0B-284.00-CO

WARRANTY DEED

FOR AND IN 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,

Phillip Constantinescu and Hanna Constantinescu, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Corenne Baxter, an unmarried woman

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. 64 on the Plan of Section Four, Lexington Point Subdivision of record in Plat at Instrument No. 20020116-0006343, 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 Phillip Constantinescu and Hanna Constantinescu, husband and wife by Warranty deed from Ryan J. Hiler and Brittany N. Hiler, husband and wife of record in Instrument No. 20200519-0052146 Register's Office for Davidson County, Tennessee, dated May 06, 2020 and recorded on May 19, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 405 Trace Court, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 8th day of February, 2023.

Phillip Constantinescu

Hanna Constantinescu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of February, 2023, before me personally appeared Phillip Constantinescu and Hanna Constantinescu, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of February, 2023.

Notary Signature
My commission expires: 2/24/23

