Karen Johnson Davidson County
Batch# 979215 DEEDWARR
03/10/2023 09:56:46 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30
20230310-0017380

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. AT-23-4018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody Carter and Allison Bauer	Movement Mortgage, LLC	
(NAME)	(NAME)	
2807 Meadow Rose Drive, Unit B	8024 Calvin Hall Road	083-08-0T-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, **Gary Goetzman, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cody Carter, an unmarried man and Allison Bauer, an unmarried woman, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. B on the Plan of Homes at 2807 Meadow Rose Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210405-0044127 and amendment in Instrument No. 20210430-0058134, 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 Lisa M. Stramer, unmarried by Warranty deed from Dorothy T. McCreery, unmarried of record in Book 11615, page 404, Register's Office for Davidson County, Tennessee, dated August 06, 1999 and recorded on August 11, 1999.

Being a part of the same property conveyed to Gary Goetzman, a married man by Warranty deed from Lisa M. Stramer of record in Instrument No. 20190701-0063550 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 01, 2019.

****This property is not a martial residence of the Grantor and as such is not subject to any homestead, dower, or other martial interest as contemplated by T.C.A. 26-2-307 or other similar statue.**

This is property more commonly known as 2807 Meadow Rose Drive, Unit B, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 6th day of March, 2023.

Gary Goetzman

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On this 6th day of March, 2023, before me personally appeared Gary Goetzman, 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 6th day of March, 2023.

Notary Signature
My commission expires:

CATHARINE A. SOWARDS
Notary Public - California
Los Angeles County
Commission # 2303705
My Comm. Expires Aug 31, 2023