Karen Johnson Davidson County
Batch# 1057399 DEEDWARR
10/04/2023 11 40 32 AM 2 pgs
Fees $13 00 Taxes $2,182 63
20231004-0078071

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF October, 2023

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kylie Nadeau	Movement Mortgage, LLC	
(NAME)	(NAME)	
2005 Sultana Ave	8024 Calvin Hall Rd	071 07 0N 001 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, WE, **FATHERLAND GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLIE NADEAU, A SINGLE 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 Unit A, as shown in the Declaration of Covenants, Conditions, and Restrictions for 2007 Sultana Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200813-0090449, Register's Office, Davidson County, Tennessee to which Declaration reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fatherland GP, a Tennessee General Partnership, by Quitclaim Deed from Ke Qin, Married, of record in Instrument No. 20230920-0073838 in the Register's Office of Davidson County, Tennessee, dated September 19, 2023 and recorded on September 20, 2023

Being the same property conveyed to Ke Qin, Married, by Quitclaim Deed from DOT Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20230919-0073335, in the Register's Office of Davidson County, Tennessee, dated September 14, 2023 and recorded on September 19, 2023

Being the same property conveyed to DOT Holdings, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Ke Qin, of record in Instrument No. 20211110-0150060, in the Register's Office of Davidson County, Tennessee, dated November 08, 2021 and recorded on November 10, 2021.

Being a portion of the same property conveyed to Ke Qin, a single man, by Warranty Deed from Ronald W. Morton, Unmarried, of record in Instrument No. 20200616-0062458, in the Register's Office of Davidson County, Tennessee, dated June 08, 2020 and recorded on June 16. 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2005 Sultana Ave, Nashville, TN 37207
(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 my hand this 3rd day of October, 2023

FATHERLAND, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Fatherland, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such an Authorized Agent, an executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Authorized Agent

Witness my hand and official seal this 3rd day of October, 2023

Commission expires

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public