Karen Johnson Davidson County
Batch# 1102440 DEEDWARR
02/20/2024 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20240220-0011449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 9, 2026~~ 3-3-26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2023120189

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jason L. Tebeau	Movement Mortgage, LLC	
(NAME)	(NAME)	
26082 Calle Cobblestone	8024 Calvin Hall Road	091-05-3K-002.00-CO
(ADDRESS)	(ADDRESS)	
San Juan Capistrano, CA 92675	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 Dollars ($675,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON L. TEBEAU, A MARRIED MAN**, 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 No. 627B on the plan of 627 Waco Drive Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 627 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230109-0001856, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to DY CONSTRUCTION, INC., A TENNESSEE CORPORATION, by deed from JOHN L. MADDEN, MARRIED AND JUANITA MADDEN, UNMARRIED AND JOHN MADDEN, JR., UNMARRIED, of record in Instrument No. 20230109-0001855, dated January 9, 2023, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 627 B Waco Drive, Nashville, TN 37209
(House No.) (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.

Executed by my hand this 9th Day of February, 2024.

DY CONSTRUCTION, INC., A TENNESSEE CORPORATION

BY: _____
DeRon Jenkins
Incorporator

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **DeRon Jenkins as Incorporator of DY CONSTRUCTION, INC., A TENNESSEE CORPORATION** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th Day of February, 2024.

_____
Notary Public

My Commission Expires: May 9, 2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **February 14, 2024** (date of document).

Affiant Signature

February 20, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 20th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25