Name and Address of New Owner:
Nathan Helms
4036 Creekside Drive
Nashville, TN 37211

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hill Road
Indian Land, SC 29707

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1128902
04/30/2024 10:17:59 AM
Fees: $13.00 Taxes: $1,831.50
Davidson County
DEEDWARR
2 pgs
20240430-0031262

Map & Parcel No: 14813021200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zadia Judith Villanueva, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Helms, a unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot Number 14 on the Plan of Maple Valley Subdivision, Section Two, of record in Plat Book 6200, Page 645, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Zadia Judith Villanueva, a single person by Warranty Deed from Tennessee Affordable Housing LLC, a Tennessee Limited Liability Company dated October 31st 2022 and recorded on November 2nd 2022 of record in Instrument No. 20221102-01198277 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4036 Creekside Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of April, 2024.

_____(SEAL)
Zadia Judith Villanueva

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2024, before me personally appeared Zadia Judith Villanueva, 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 26th day of April, 2024.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of April, 2024.

_____
Notary Signature
My commission expires: 9-6-26