WARRANTY DEED

Karen Johnson
Batch # 1146174
06/12/2024 09:37:29 AM
Fees: $13.00 Taxes: $2,257.00

Davidson County
DEEDWARR
2 pgs

20240612-0043928

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 6/14/26

(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
Rachel Wells and Michael Iadevaia	Movement Mortgage, LLC	
(NAME)	(NAME)	
1431 Roberts Avenue	8024 Calvin Hall Road	083-02-0-074-00
(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, **Elizabeth Lorraine Scholz and Swathi Venaya Venkata Gangisetty, a married couple**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael C. Iadevaia, an unmarried man, and Rachel Wells, an unmarried woman, as tenants in common with the 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 Lot No. 10 on the Plan of Sharpe and Horns Subdivision of Elwood Place of record in Plat Book 332, Page 18, 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 Elizabeth L. Scholz by Warranty deed from Linda E. Lemmonds and Prudence P. Coleman, both unmarried of record in Instrument No. 20150710-0067226 Register's Office for Davidson County, Tennessee, dated July 06, 2015 and recorded on July 10, 2015.

Being the same property conveyed to Elizabeth Lorraine Scholz and Swathi Venaya Venkata Gangisetty, a married couple, by Quitclaim Deed from Elizabeth L. Scholz, a married person of record in Instrument No. 20230718-0055335 Register's Office for Davidson County, Tennessee, dated July 18, 2023 and recorded on July 18, 2023.

This is property more commonly known as 1431 Roberts Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 24th day of May, 2024.

Elizabeth Lorraine Scholz.
Elizabeth Lorraine Scholz

Swathi Venaya Venkata Gangisetty.
Swathi Venaya Venkata Gangisetty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2024, before me personally appeared Elizabeth Lorraine Scholz and Swathi Venaya Venkata Gangisetty, 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 24th day of May, 2024.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY