(1)

WARRANTY DEED

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

T-KW-24-2824

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

David Jason Hulse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2024.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Jason Hulse and Sandra Michelle Hulse	Movement Mortgage, LLC	
(NAME) **2824 Call Hill Road**	(NAME) 8024 Calvin Hall Road	**172-15-0A-085.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUGUSTINE R. BARBA, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID JASON HULSE AND SANDRA MICHELLE HULSE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 20, as shown on the map entitled Resubdivision Lot 20 and Open Space, Section One, Holt Woods of record in Plat Book 8250, Page 433, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathy G. Barba and husband, Augustine R. Barba by Warranty deed from Michael Seth Carmondy and wife, Bonnie Kay Carmody of record in Instrument No. 20011127-0129613 Register's Office for Davidson County, Tennessee, dated November 16, 2001 and recorded on November 27, 2001. The said Kathy G. Barba having since died on November 24, 2022 leaving Augustine R. Barba as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 878 and 879, and replat in Plat Book 8250, Page 433, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9570, Page 22 and First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Holt Woods recorded in Instrument Number 20190624-0060843, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
- Charter for Holt Woods Homeowners Association, Inc. of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open space to HOA of record in Instrument No. 20020807-0095356, in the Register's Office for Davidson County, Tennessee.
- Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706 and amended in Book 5720, Page 183, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2824 Call Hill Road, Nashville, Tennessee 37211**.

Karen Johnson Davidson County
Batch # 1153669 DEEDWARR
07/02/2024 10:04:01 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20240702-0049783

Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 27th DAY OF JUNE, 2024.

Augustine R. Barba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUGUSTINE R. BARBA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:

~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064