This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3786-LB

Karen Johnson Davidson County
Batch# 1159326 DEEDWARR
07/17/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240717-0053825

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erikos Lame and Inidi Lame 7810 Old Springfield Pike Goodlettsville, TN 37072	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	018 00 0 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary J. Constantino and Albert Constantino, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Erikos Lame and Inidi Lame, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described as Tract No. 4 on a survey dated April 17, 1995 by William C. Cockrill, Registered Land Surveyor, No. 1401, as follows:

Beginning at an iron pin in the Easterly margin of Old Springfield highway, a corner to the property conveyed to Billy Hitt, of record in Book 7835, Page 222, Register's Office for Davidson County, Tennessee; thence, with said margin of said Highway North 24 Deg. 27' 10" West 316.14 feet to an iron pin, a corner to Tract 3 conveyed to Patsy J. Martin, a single woman, of record in Book 9651, Page 472, Register's Office for Davidson County, Tennessee; thence, with the line of Martin (Tract 3) North 50 Deg. 32' 50" East 450.00 feet to an iron pin; thence, North 88 Deg. 08' 01" East 434.94 feet to a point; thence, South 33 Deg. 26' 34" East 10.46 feet to a point; thence, South 70 Deg. 37' 12" East 97.82 feet to a point; thence, South 18 Deg. 37' 28" East 74.34 feet to a point; thence, South 22 Deg. 35' 08" West 52.44 feet to a point; thence, South 57 Deg. 08' 30" West 45.85 feet to a point; thence, North 80 deg. 48' 49" West 113.72 feet to a point; thence, South 57 Deg. 10' 54" West 62.40 feet to a point; thence, South 03 Deg. 44' 29" West 44.56 feet to a point; thence, South 31 Deg. 10' 13" East 84.20 feet to a point; thence, South 06 Deg. 43' 41" East 211.62 feet to a point; thence, North 27 Deg. 56' 58" West 180.52 feet to a point; thence, North 41 Deg. 56' 54" West 112.52 feet to a point; thence, North 51 deg. 35' 43" West 97.26 feet to a point; thence, North 82 Deg. 00' 37" East 68.06 feet to a point; thence, South 48 Deg. 59' 20" West 111.04 feet to a point; thence, South 39 Deg. 28' 27" West 141.52 feet to a point; thence, South 29 Deg. 59' 16" West 187.12 feet to a point; thence, South 56 Deg. 32' 41" West 53.17 feet to the point of beginning and containing 5.31 acres, more or less.

Being the same property conveyed to Mary J. Constantino and Albert Constantino, wife and husband, by Warranty Deed from Philip Michael McQuinn and wife, Amy Elizabeth McQuinn,

of record in Instrument No. 20161227-0135460, in the Register's Office of Davidson County, Tennessee, dated December 19, 2016 and recorded on December 27, 2016.

This is ☒ improved or ☐ unimproved property located at: **7810 Old Springfield Pike, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2024.

GRANTOR:

Mary J. Constantino

Mary J. Constantino

Albert Constantino

Albert Constantino

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mary J. Constantino**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Albert Constantino**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202407170053825

Certificate of Authenticity

I, Celia Stewart Rouse, 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 7-15-2024.

Date

Celia Stewart Rouse

Affiant Signature

7-15-2024

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 15 day of July, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

