Karen Johnson Davidson County
Batch# 1190257 DEEDWARR
10/04/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20241004-0077357

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4 DAY OF October, 2024.

NOTARY PUBLIC
My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24090015

Address of New Owner	Send Tax Bills To:	Tax Information:
Ruth Godinez	Movement Mortgage, LLC	108-16-0-122.00
1408 Trade Winds Court	8024 Calvin Hall Road	
Nashville, TN 37214	Indian Land, SC 29707	

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **T2 at Trade Winds, LLC, a Colorado Limited Liability Company,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ruth Godinez, an unmarried woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section IV, Lakeview Hills, of record in Plat Book 5200, Page 642, 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 Toni Gilliland, an unmarried woman, by Warranty Deed from Carrie L. Hill and spouse, Tonya L. Hill, dated 12/12/2016 and recorded on 12/21/2016 in Instrument No. 20161221-0134004, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavits of record in Instrument No. 20170209-0013690, RODCT, and Instrument No. 20170619-0060958, RODCT. Further being the same property conveyed to T2 at Trade Winds, LLC, a Colorado Limited Liability Company, by Quitclaim Deed from Toni Gilliland, an unmarried woman, dated 08/16/2017 and recorded on 08/28/2017 in Instrument No. 20170828-0087838, RODCT.

This is property generally located:
1408 Trade Winds Court, Nashville, TN 37214

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 5200, Page 642, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in instrument of record in Book 6431, Page 298, 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 Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **T2 at Trade Winds, LLC, a Colorado Limited Liability Company**, has caused this instrument to be executed, this the 3 day of Oct, 2024.

T2 at Trade Winds, LLC

, Member 10/3/24
By: Jordyn N. Pierce, Authorized Agent/Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jordyn N. Pierce,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself, to be the Authorized Agent/Member (or other officer authorized to execute the instrument) of **T2 at Trade Winds, LLC**, the within named bargainor, a Limited Liability Company, and that such Authorized Agent/Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Agent/Member (or other authorized officer).

This the 3 day of Oct, 2024.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 3 day of October, 2024.

Affiant Signature
Date 10-3-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028