WARRANTY DEED

Karen Johnson
Batch # 1220034
12/26/2024 01 20 30 PM
Fees $13 00 Taxes $2,109 00

Davidson County
DEEDWARR
2 pgs

20241226-0099865

Y-ORE-24-1204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 11-13-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY FRANCES RUDY

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)
James Daniel Grenn	**Movement Mortgage, LLC**	
(NAME) **1204 Riverside Road**	(NAME) **8024 Calvin Hall Road**	**053-03-0-077 00**
(ADDRESS) **Old Hickory, TN 37138**	(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, **CAMILLE TAMBUNTING, MARRIED AND TYLER DISHMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES DANIEL GRENN, MARRIED,** 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 17 on the Plan of Section B, Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, described as follows,

Beginning on the Westerly margin of Riverside Road, at the corner of Lots No 16 and 17, thence with the line between said lots, Westwardly 114 1 feet to the Easterly margin of Overton Street, thence with the Easterly margin of said street, Southwardly 98 4 feet to the beginning of a curve, thence around said curve, with a radius of 10 feet to the Northerly margin of 13th street, thence with the Northerly margin of said street, Eastwardly 94 7 feet to the beginning of a curve, thence around said curve, with a radius of 10 feet to the Westerly margin of Riverside Road, thence with the Westerly margin of said road, Northwardly 97 7 feet to the beginning

Being the same property conveyed to Camille Tambunting, an unmarried woman, and Tyler Dishman, an unmarried man, Tenants in common with the right of survivorship by Warranty Deed from Michael J Greenberg, unmarried, and Jennifer A Douthwaite, an unmarried woman of record in Instrument No 20210401-0043333 Register's Office for Davidson County, Tennessee, dated March 30, 2021 and recorded on April 01, 2021

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1976, Page 568 and Book 2447, Page 151, in the Register's Office for Davidson County, Tennessee
- Easement for Certain Right of Way of record in Book 626, Page 556 and Book 662, Page 743, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1204 Riverside Road, Old Hickory, Tennessee 37138**

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 20th DAY OF DECEMBER, 2024

Camille Tambunting

Tyler Dishman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMILLE TAMBUNTING, 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 20th of December, 2024

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER DISHMAN, 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 20th of December, 2024

Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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