Karen Johnson
Batch # 1293739
07/03/2025 12 22 23 PM
Fees $13 00 Taxes $936 10
Davidson County
DEEDWARR
2 pgs
20250703-0052747

Prepared By & Return To:
Tennessee Title Services LLC-Clarksville
112 Center Court
Suite- A
Clarksville, TN 37040
C-25-3054

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of July, 2025

Notary Public

Commission Expires 6/22/26

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE ALLEN

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adrian Mendoza Moz 234 Timberway Drive Nashville, TN 37214	Movement Mtg. LLC 8024 Calvin Hall Road Indian Land, SC 29707	108-07-0B-149-00

WARRANTY DEED

FOR AND IN 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,

Hailey E. Litchfield, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adrian Mendoza Moz, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 147, Building R, of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6549, page 475, and by Instrument of Clarification at Book 6561, Page 141, Registers Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 234 Timberway Drive, Nashville, TN 37214

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 so 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.

Dated this the 1st day of July, 2025.

Hailey E. Litchfield

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 1st day of July, 2025, before me personally appeared Hailey E. Litchfield, 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 1st day of July, 2025.

Notary Signature
My commission expires: 1-14-26

JAMIE K. MCADARAGH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY