Karen Johnson Davidson County
Batch # 1335467 DEEDWARR
10/17/2025 02 09 26 PM 2 pgs
Fees $13 00 Taxes $2,009 10
20251017-0083025

DANA DELWORTH · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **543,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kade West and Sarah Stubbe	Movement Mortgage LLC	126-16-0A-422-00
(NAME) 1074 Riverspring Drive	(NAME) 8024 Calvin Hall Rd	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

JONATHAN F. ANDOLINA AND MELISSA ANDOLINA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARAH STUBBE AND KADE WEST, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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

LAND in Davidson County, Tennessee, being Lot No 555, Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown on plat of record in Instrument Number 20050215-0016985, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Jonathan F Andolina and Melissa June Childers by Deed dated June 30, 2014 from Peter Horton, Jr , married, recorded July 11, 2014, in Instrument Number 20140711-0061165, in the Official Records of Davidson County, Tennessee The said Jonathan F Andolina and Melissa June Childers having since married Melissa June Childers is now known as Melissa Andolina

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This *Improved* property is commonly known as 1074 Riverspring Drive, Nashville, TN 37221

LT&E File #22584

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 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 15th day of October, 2025

Jonathan F Andolina

Melissa Andolina f/k/a Melissa June Childers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of October, 2025, before me personally appeared Jonathan F Andolina and Melissa Andolina, 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 15th day of October, 2025

Notary Signature
My commission expires 11/3/25

J TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY