Name and Address of New Owner:
Keyonna Palmer
Send Tax Bills To:
Keyonna Palmer
800 Reeves Rd
Antioch, TN 37013

Karen Y Johnson Davidson County
Batch# 164890 DEEDWARR
11/26/2018 03:36:22 PM 3 pgs
Fees: $18.00 Taxes: $362.60
20181126-0115320

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 148-08-0-169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Rodney N. Moore, Trustee for the Rodney N. Moore Revocable Living Trust, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Keyonna Palmer, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 3, on the Plan of Terragon Trails of record in Plat Book 5200, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 69.40 feet on the broken northwesterly margin of Terragon Trail and extends back 115.36 feet on the northeasterly line and 112.83 feet on the southwesterly line to a dead line in the rear, measuring 75.46 feet thereon.

Being the same property conveyed to Rodney N. Moore Revocable Trust, by quitclaim deed from Rodney Moore, a single person, by Quitclaim dated February 4, 2009, recorded March 9, 2009, of record in Instrument Number 20090309-0020389, Register's Office for Davidson County, Tennessee. Previously conveyed to Rodney Moore, a single person, by Warranty Deed from Barbara W. Benninger, unmarried, of record in Book 11554, Page 172, Register's Office for Davidson County, Tennessee.

Improved Property known as: 4712 Terragon Trail Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of November, 2018.

Rodney N. Moore, Trustee (SEAL)
Rodney N. Moore, Trustee for Rodney N. Moore Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14th day of November, 2018, before me personally appeared Rodney N. Moore, Trustee for the benefit of the Rodney N. Moore, Revocable Trust , 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 (or person's) free act and deed for the Rodney N. Moore Revocable Living Trust.

Witness my hand, at office, this 14th day of November, 2018.

Notary Signature
My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $98,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of November, 2018.

Notary Public
My commission expires: 5-30-2021
File No. 18-003

