

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2019.

Notary Public

My commission expires: _____

Karen Johnson Davidson County
Batch# 219399 DEEDWARR
04/18/2019 08:48:44 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190418-0035672

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Katherine Ann Herring and Yoji Karl Reichert	**Katherine Ann Herring and Yoji Karl Reichert**	**082-12-0-172.00**
600 McFerrin Ave	NEW OWNER	
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Donald H Moore Jr, married, and Aundra R Moore, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Katherine Ann Herring, unmarried, and Yoji Karl Reichert, unmarried, as joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of F.O. Beazley's Subdivision of the Vaughn Tract as of record in Plat Book 2, Page 105, Chancery Court of Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Donald H. Moore, Jr., married, and Aundra R. Moore, married by Quitclaim Deed from Darlene Moore, individually and as beneficiary of the Estate of Donald H. Moore, Sr., Rudolph B. Moore, individually and as beneficiary of the Estate of Donald H. Moore Sr., and Teresa L. Moore, as Trustee and as beneficiary of the MTM Revocable Trust of record in Instrument Number 20190418-0035671, Register's Office for Davidson County, Tennessee, dated April, 4th 2019; The said property never having been a marital residence for either Donald H. Moore, Jr or Anudra R. Moore.

This is improved property known as **600 McFerrin Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 17th day of April, 2019.

Donald H. Moore Jr
Donald H Moore Jr

Aundra R Moore

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donald H Moore Jr and Aundra R Moore, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of April, 2019.

Notary Public
My Commission Expires: 5/25/22

MARTHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001367-526