Karen Johnson Davidson County
Batch# 241909 DEEDWARR
06/11/2019 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $651.20
20190611-0056009

Name and Address of New Owner:
James N. Ledford, Jr. and Lori M. Davidson
1806 Riverside Dr..
Old Hickory, TN 37138

Send Tax Statements To:
Quicken Loans, Inc.
1050 Woodward Ave.
Detroit, MI 48226

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19050607

Map and Parcel: 053 07 0 056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay Frank Moore**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **James N. Ledford, Jr. and Lori M. Davidson, husband and wife**, 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 a part of Lot 32, Section F, Village F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, page 131, in Register's Office for Davidson County, Tennessee; fronting 130.2 feet on Riverside Road, containing 0.63 acres, more or less.

And further being a part of Lot No. 33, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, page 131, in the Register's Office for Davidson County, Tennessee, more particularly described as follows: (1) BEGINNING with an iron pin on the northeast corner of Lot No. 33 and running thence the following courses and distances: (1) In a southerly direction along a curve, having radius of 345.2 feet, on westerly margin of Riverside Road 67.5 feet to an iron pin; thence (2) North 83 degrees 42' West 164.4 feet to an iron pin; thence (3) North 0 degrees 53' East 103.8 feet to an iron pin; thence (4) South 72 degrees 44' East 195.6 feet to an iron pin the point of beginning, containing .33 acres, more or less.

Being the same property conveyed to J. Frank Moore and wife, Mary T. Moore by Quitclaim Deed filed for record on July 16, 1999 in Book 11575, page 831, of the Register's Office of Davidson County, Tennessee. The said J. Frank Moore died on November 2, 2001, leaving Mary T. Moore as the surviving tenant by the entirety. The said Mary T. Moore died intestate on February 25, 2017, leaving Jay Frank Moore as her surviving heir-at-law as evidenced by Affidavit of Heirship of record in Instrument Number 201906110056008, said Register's Office.

This conveyance is subject to the following: All matters including but not limited to restrictions and easements for utilities of record in Book 2645, page 50, said Register's Office; All matters as set forth per Book 1424, page 131, said Register's Office; Easement for the flow of Cumberland River, as much as thereon may flow, from time to time; HOA Charter of record in Book 8290, page 865, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1806 Riverside Dr., Old Hickory, TN 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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.

Subject property is not the primary residence of Grantor.

WITNESS my hand this 4th day of June, 2019.

Jay Frank Moore

State of Tennessee

County of Rutherford

Personally appeared before me, Jay Frank Moore with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th of June, 2019.

Notary Public
My Commission Expires: 4.17.23

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,000.00.

Affiant Signature

Subscribed and sworn to before me, this 4th day of June, 2019.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

L. Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY