# WARRANTY DEED

Karen Johnson Davidson County
Batch# 279345 DEEDWARR
09/03/2019 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $432.90
20190903-0088611

W-EXIT-19-5523

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30th~~ 3rd DAY OF ~~AUGUST,~~ September 2019.

Notary Public

MY COMMISSION EXPIRES OCT 20 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Marisol Martinez Lopez** | New Owner | |
| (NAME) | (NAME) | |
| **5523 Eulala Drive** | | **162-09-0-089.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBIN N. MOORE AND HUSBAND, DENNIS J. MOORE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARISOL MARTINEZ LOPEZ, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10-A on the Plan of Zone-Lot Division, Lots 10 thru 14, Hickory View, Section Two of record in Plat Book 5800, Page 294, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The said Lot No. 10A being the Southerly portion of Lot No. 10

Being the same property conveyed to Robin N. Moore and husband, Dennis J. Moore by Warranty Deed from Kenneth Victory and wife Kim Victory of record in Instrument No. 20010329-0030482 Register's Office for Davidson County, Tennessee, dated March 27, 2001 and recorded on March 29, 2001.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5800, Page 294, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6055, Page 519, Book 6154, Page 963, Book 6153, Page 716, Book 6173, Page 564, and Book 6235, Page 58, in the Register's Office for Davidson County, Tennessee.
- Misc Easements and Intrusions D.O.C of record in Book 5597, Page 729, Deed Book 5597, Page 714, Deed Book 5739, Page 634, Deed Book 5734, Page 619, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20010329-0030482 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5523 Eulala Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF AUGUST, 2019.

Robin N. Moore

Dennis J. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN N. MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS J. MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

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

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

