Name and Address of New Owner:
Evan C. Holder and Julia R. Jackson
3116 Richmond Hill Drive
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 282366 DEEDWARR
09/09/2019 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20190909-0090470

Send Tax Bills To:
Evan C. Holder and Julia R. Jackson
3116 Richmond Hill Drive
Nashville, TN 37207

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 060-02-0-039

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, **Hyde & Moore Assets, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Evan C. Holder and Julia R. Jackson, as tenants with the right of survivorship, both unmarried** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section I, Parkwood Estates, as of record in Book 2900, Page 119 and 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hyde & Moore Assets, LLC, a Tennessee Limited Liability Company by Warranty Deed, from Kennedy C. Luckett and wife, Veronica Luckett, dated February 5, 2019, recorded in Instrument Number 20190206-0011470, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years; Subject to all matters as shown on the plan of record in Plat Book 2900, Pages 119 and 120, Register's Officei for Davidson County, Tennessee.

Improved Property also known as: 3116 Richmond Hill Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 5th day of September, 2019.

Hyde & Moore Assets, LLC, a Tennessee Limited L iability Company

By: Louis Franklin Moore, III (SEAL)
Louis Franklin Moore, III, Authorized Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Julie Coone of the state and county mentioned, personally appeared Louis Franklin Moore, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Hyde & Moore Assets, LLC, the within named bargainor, a Limited Liability Company, and that such Louis Franklin Moore, III as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Murfreesboro, TN, this 5th day of September, 2019.

Julie Coone
Notary Signature

Printed Name: Julie Coone

My commission expires: 6-24-2023

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD 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 $206,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Louis Franklin Moore, III
(Affiant)

Sworn to and subscribed before me this 5th day of September, 2019.

Julie Coone
Notary Public
My commission expires: 6-24-2023
File No. 2019-276

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Jim Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

