Karen Johnson Davidson County
Batch# 291048 DEEDWARR
09/25/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,185.85
20190925-0097572

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Judy Rose Carpenter<br>622 Neelys Bend Road<br>Madison, TN 37115 | SYNOVUS MORTGAGE CORP<br>800 SHADES CREEK PKWY<br>BIRMINGHAM, AL 35209 | 052020-222.00 |

**THIS INDENTURE,** made this 24th day of September, 2019 between

**Dennis R. Moser and wife, Vicki H. Moser**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Judy Rose Carpenter, an unmarried woman**

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Land in Davidson County, Tennessee, being part of Lot 5 of H.B. Chadwell Tract, of record in Book 421, Page 61, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 100 feet on the south margin of Neelys Bend Road and runs back between parallel lines 442 feet to a dead line in the rear, on which it measures 100 feet.**

**Being the same property conveyed to Dennis R. Moser and wife, Vicki H. Moser by Warranty Deed dated 6/13/1994 from Wanda Neafus Brown, a widow of record in Book 9386, Page 192, Register's Office for Davidson County, Tennessee.**

This is ( X ) improved ( ) unimproved property known as: 622 Neelys Bend Road, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Dennis R. Moser

Vicki H. Moser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dennis R. Moser and Vicki H. Moser, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 24th day of September, 2019.

Karen B. Heavener

**Notary Public**
**My Commission Expires: 7/3/23**

Karen B. Heavener
State
Tennessee
Notary
Public
Davidson County

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $320,500.00.**

Dennis R. Moser

**Affiant**

**Sworn to and subscribed before me, this 24th day of September, 2019.**

Karen B. Heavener

**Notary Public**
**My Commission Expires: 7/3/23**

Karen B. Heavener
State
Tennessee
Notary
Public
Davidson County

# True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022