BARBARA BLACK

TO: *WARRANTY DEED*

TREVOR MOORE

Karen Johnson Davidson County
Batch# 323492 DEEDWARR
12/03/2019 11:06:25 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20191203-0124363

THIS WARRANTY DEED OF REALTY, executed as of the 27th day of November 2019, by Grantor, **BARBARA BLACK, an unmarried person**, to Grantees, **TREVOR MOORE, an unmarried person**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever in fee simple, certain realty situated in the Tenth (10th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

Situated in the Town of Goodlettsville, Tennessee, located on the north side of Moncrief Avenue, being a portion of Lot No. 12 on the rear and Lots No. 13 and 14 in the Moncrief Subdivision of Goodlettsville, Tennessee.

Said portion of said lots has a frontage of only 100 feet on the north side of Moncrief Avenue. Beginning at a point on the north side of Moncrief Avenue, J.W. White's southwest corner and running west on the north side of Moncrief Avenue 100 feet to a point in the southwest corner of Lot No. 14; thence with the west boundary line of Lot No. 14, North 200 feet to the northwest corner of Lot No. 141; thence 125 feet east with the north boundary line of Lots No. 14 and 13 and a portion of Lot No. 12; thence south with J.W. White's West boundary line 150 feet more or less, to the beginning.

Being the same property conveyed to Joy Luster Talley and husband, Hester Talley, by Warranty Deed, from Joyce L. Webb and Shirley L. Hale dated June 26, 1965, recorded July 6, 1965 at 10:13 A.M., and appearing of record in Deed Book 3908, Page 889, Register's Office for Davidson County, Tennessee. The said Joy Luster Talley and Hester Talley divorced on October 5, 1972. Pursuant to the final divorce decree executed in the Fourth Circuit Court for Davidson County, Tennessee; Docket No.: 65494, the said Hester Talley conveyed his herein real property interest to Joy Luster Talley.

Joy A. Talley, being the same person as Joy Luster Talley, a resident and citizen of Davidson County, Tennessee died testate on December 23, 2018. A petition to probate the Estate of Joy A. Talley was filed in the Probate Court for Davidson County, Tennessee; Docket No.: 19P425, with Barbara Black being appointed Executrix. Pursuant to the duly witnessed holographic Last Will and Testament of Joy A. Talley dated December 2, 2017, she devised her herein real property interest to Barbara Black. For additional reference, the said Barbara Black, Executrix of the Estate of Joy A. Talley conveyed the hereinabove real property to Barbara Black, by Executrix Quitclaim Deed, appearing of record in Instrument No.: 20190805-0077180, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2019 taxes which are prorated and Grantor paid; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Barbara Black

BARBARA BLACK Grantor

STATE OF TENNESSEE :

COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **BARBARA BLACK**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 27th day of November 2019

My Commission Expires: 9/20/2021

Christina M Bartee

Notary Public



Property Owners Name
and Mailing Address:

Trevor Moore
5389 Brick Church Pike
Goodlettsville, TN, 37072

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:
305 A & B Moncrief Avenue
Goodlettsville, TN, 37072

Map and Parcel No.
018-16-0-125.00

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$170,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the **27th day of November, 2019.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/20/2021

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172