WARRANTY DEED

Karen Johnson Davidson County
Batch# 329770 DEEDWARR
12/13/2019 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20191213-0128944

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
OCT 2 0 2020

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

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-111914

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
German Gomez and Martha P. Parra	New Owner	
(NAME)	(NAME)	
8143 Charlotte Pike		127-00-0-309.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-6803		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Ten Thousand And No/100 Dollars ($710,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTY D. MOORE, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERMAN GOMEZ AND MARTHA P. PARRA, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Robert A. Hendricks Subdivision of record in Plat at Instrument No. 20140625-0055360, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Moore Homes, LLC, a limited liability company by Warranty deed from Robert A. Hendricks and wife, Beverly R. Hendricks of record in Instrument No. 20150127-0007586 Register's Office for Davidson County, Tennessee, dated January 22, 2015 and recorded on January 27, 2015.

Being the same property conveyed to Christy D. Moore by Quitclaim Deed from Mark Ward Moore of record in Instrument No. 20190617-0057962, Register's Office for Davidson County, dated May 23, 2019 and recorded on June 17, 2019. Corrected in Scrivener's Affidavit of record as Instrument No. 20191213012894 3 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christy D. Moore by Warranty Deed from Moore Homes, LLC, a limited liability company of record in Instrument No. 20190617-0057963, Register's Office for Davidson County, dated May 23, 2019 and recorded on June 17, 2019. Corrected in Scrivener's Affidavit of record as Instrument No 20191213012894 2 Register's Office for Davidson County, Tennessee.

Being also known as 8143 Charlotte Pike, Nashville, TN 372216803.

unimproved ☐
This is improved ☒ property, known as 8143 Charlotte Pike, Nashville, TN 37221-6803
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Christy D. Moore, UNMARRIED this 12 day of Dec, 2019.

Christy D. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of December, 2019, before me personally appeared Christy D. Moore, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of December, 2019.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)

