ADDRESS NEW OWNER AS:
Tommy D. Harris & William C. Mason
425 Wilkinson Lane
White House, TN 37188

SEND TAX BILLS TO:
New Owner

Map/Group 097
Parcel 049.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 331718 DEEDWARR
12/18/2019 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $407.00
20191218-0130561

THIS DEED OF CONVEYANCE, executed and delivered by **CARRIE HOOSIER MOORELAND**, unmarried, hereinafter called the Grantor, to **TOMMY D. HARRIS**, married, and **WILLIAM C. MASON**, unmarried, as tenants in common, hereinafter called the Grantees; WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, heirs and assigns, a certain tract or parcel of land located in the Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being lot No. 62 on the Plan of Hayes Heights Subdivision, Section II, of record in Book 2331, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 100 feet on the westerly side of Gardner Lane and runs back 339.3 feet on the southerly line and 333.9 feet on the northerly line to a dead line in the rear on which it measures 122 feet.

Being that same property conveyed to Hudson L. Mooreland and wife, Cheryl F. Mooreland by deed from V. H. Dixon, Jr. and Henrie B. Dixon, of record in Book 5963, page 192, Register's Office for Davidson County, Tennessee. Subsequently, pursuant to the parties' divorce decree, Cheryl Denise Fontanilla Mooreland conveyed her interest in the property to Hudson Lee Mooreland by deed of record in Book 6073, page 663, Register's Office for Davidson County, Tennessee. Hudson L. Mooreland died, intestate, on September 3, 2019, a citizen and resident of Montgomery County, Tennessee. Upon the death of Hudson L. Mooreland, title to the above-described real estate vested in his wife, Carrie Hoosier Mooreland, as his sole and only heirs at law. The Estate of Hudson L. Mooreland is being administered through the Chancery/Probate Court for Montgomery County, Tennessee, Case No. MC CH CV PB 19-0000291. Also see Affidavit of Heirship recorded in Instrument No. _20191218013056O_, said Register's Office.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, heirs and assigns.

The Grantor further covenants with the Grantees, heirs and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Carrie Hoosier Mooreland also executes this deed in her capacity of Administratrix of the Estate of Hudson L. Mooreland, in order to convey, without warranties of title, any right, title

and interest the estate may have in the real estate, especially the right to subject the property to payments of debts and expenses thereof.

Taxes for the year 2019 will be the sole responsibility of the buyer. Possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on the date indicated in the notary acknowledgement below.

Carrie Hoosier Mooreland
CARRIE HOOSIER MOORELAND

THE ESTATE OF HUDSON L. MOORELAND
BY: Carrie Hoosier Mooreland
Carrie Hoosier Mooreland, Administratrix

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carrie Hoosier Mooreland** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of December, 2019.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carrie Hoosier Mooreland** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the properly appointed Administratrix of the Estate of Hudson L. Mooreland, and that she executed the foregoing instrument as such Administratrix on behalf of said estate for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of December, 2019.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$110,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

William C Moore
AFFIANT

SUBSCRIBED and SWORN to before me this the 12th day of December, 2019.

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires:_____ NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)