Karen Johnson Davidson County
Batch# 382041 DEEDWARR
04/06/2020 02:34:16 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20200406-0036373

TREVOR MOORE

TO: *WARRANTY DEED*

AUBREY SALING

THIS WARRANTY DEED OF REALTY, executed as of the 3rd day of April, 2020, by Grantor, **TREVOR MOORE, an unmarried person**, to Grantee, **AUBREY SALING, 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 her, and to her 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. The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.
>
> Being the same property conveyed to Trevor Moore, an unmarried person, from Barbara Black, an unmarried person, by Warranty Deed dated November 27, 2019, recorded December 3, 2019 at 11:06 A.M., and appearing of record in Instrument Number 20191203-0124363, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2020 taxes which are prorated and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to her 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.

TREVOR MOORE Grantor

STATE OF TENNESSEE :

COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **TREVOR MOORE**, 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 3rd day of April, 2020.

My Commission Expires: 9/20/2021

Notary Public



Property Owners Name
and Mailing Address:

Aubrey Saling
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 **$220,000.00** 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 **3rd day of April, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/20/2021

ROBERTSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHRISTINA M. BARTEE

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