Karen Johnson Davidson County
Batch# 388039 DEEDWARR
04/20/2020 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $8,972.50
20200420-0041026

#35395

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200225071**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,425,000.00 Affiant Subscribed and sworn to before me, this 15th day of April, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Richard Wellington Hussey and Elizabeth Hussey 3438 Woodmont Blvd Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Truist mail code GA-ATL-0901 211 Perimeter Center Pkwy, 5th Floor Atlanta, GA 30346	Tax Information: Tax Parcel ID No. 117 05 0 195.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jackson R. Moran and Anna M. Moran, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Wellington Hussey and Elizabeth Hussey, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of 3434 Woodmont Subdivision, and of record in Instrument No. 20180424-0038483, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Jackson R. Moran and Anna M. Moran, Husband and Wife, by Warranty Deed from Edmund Greer Fitzgerald, Executrix and Trustee of The Elisabeth McKee Christensen Fitzgerald Revocable Trust, of record in Instrument No. 20140530-0046774, in the Register's Office of Davidson County, Tennessee, dated May 28, 2014 and recorded May 30, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3434 Woodmont Subdivision, as recorded in Instrument No. 20180424-0038483 .

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20180627-0061885.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4246, Page 106 and Instrument No. 20051117-0139047.

This is improved property located at 3438 Woodmont Blvd Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2020.

Jackson R. Moran

Anna M. Moran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jackson R. Moran and Anna M. Moran, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

