Karen Johnson Davidson County
Batch# 404253 DEEDWARR
05/21/2020 12:31:09 PM 2 pgs
Fees: $13.00 Taxes: $464.35
20200521-0052987

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $125,500.00.

Affiant

Subscribed and sworn before me this the 18th day of May, 2020.

Notary Public
My commission expires: 5-2-22

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Denise E. Moore 2324 Fernwood Drive Nashville, TN 37216	SAME	051-15-0A 061.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JANELLE WILSON, MARRIED AND JARI WILSON, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DENISE E. MOORE AND JASMINE E. MOORE AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. L-61 as shown on the Plat of Quail Creek Condominiums of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association all as described in Book 6328, Page 44, et seq., said Register's Office.

Being the same property conveyed to Janelle Wilson, married and Jari Wilson, unmarried, as tenants in common with right of survivorship, by deed from Alicia Bequette, unmarried, dated 03/23/2018, of record in Instrument No. 20180326-0028251, said Register's Office.

The said property is investment property for Janelle Wilson not her principal residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 420 Walton Ln, Unit L-61, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 18 day of May, 2020.

Janelle Wilson

Jari Wilson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janelle Wilson and Jari Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of May, 2020.

My commission expires:

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY