Karen Johnson Davidson County
Batch# 410749 DEEDWARR
06/05/2020 08:22:01 AM 2 pgs
Fees: $13.00 Taxes: $784.40
20200605-0057737

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM/SB/RES 20 0110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $212,000.00.

Affiant

Subscribed and sworn to before me this 29th day of May, 2020.

Notary Public
My Commission Expires: 07/06/20

DANA [illegible] FORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2020-247

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sara Curtiss	Summit Funding, Inc.	
110 Cumberland Trce	2241 Harvard Street Ste. 200	073-16-0A-110.00-CO
Nashville, TN, 37214	Sacramento, CA 95815	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Judith Ann Moore, Co-Turstee and E. Michael Dodd Co-Trustee,
of the **Moore Family Trust, dated October 18, 2019,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sara Curtiss, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 110 as shown on the Plan of Cumberland Trace of record in Plat Book 5200, Page 724 in the Register's Office for Davidson County, Tennessee. Page 100 and Book 5200

TOGETHER WITH an undivided membership in the Cumberland Trace Homeowner's Association, all as described in Book 6218, Page 528, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Moore Family Trust, Judith Ann Moore and E. Michael Dodd co-Trustees by Quitclaim deed from Judith A. Moore, unmarried of record in Instrument No. 20191029-0110792 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 29, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **110 Cumberland Trce, Nashville, TN 37214.**

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.

Witness our hands this 28th day of May, 2020.

Moore Family Trust, dated October 18, 2019,

E. Michael Dodd Co-Trustee

Judith Ann Moore, Co-Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named E. Michael Dodd, Co-Trustee of the Moore Family Trust, dated October 18, 2019, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Eagleville, Tennessee, this 28th day of May, 2020.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Judith Ann Moore, Co-Trustee of the Moore Family Trust, dated October 18, 2019, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Eagleville, Tennessee, this 28th day of May, 2020.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022