Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200627532

Karen Johnson Davidson County
Batch# 433122 **DEEDWARR**
07/08/2020 12:31:19 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20200708-0073927

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2020.

Notary Public
My Commission Expires:

MY COMMISSION EXPIRES
DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jerome Moe 3208 Knobview Drive Nashville TN 37211	**New Owner**	Tax Parcel ID No. 084-12-0-148.00

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, **Dale R. Liszka and Kelli Liszka, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jerome Moe, an unmarried man** ("Grantee"), his 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. 52 on the Plan of Nob Hill of record in Plat Book 2663, Page 31, in the 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 Dale R. Liszka and Kelli Liszka, husband and wife by Warranty deed from Debra L. Pilmer, Trustee of the Debra L. Pilmer Revocable Living Trust dated June 15, 2017 of record in Instrument No. 20180802-0075633 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on August 02, 2018.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Dale R. Liska, which Power of Attorney is recorded in Instrument No. 20200708-0073925, and also by the signature of James Alexander as Attorney-in-fact for Kelli Liszka, which Power of Attorney if recorded in Instrument No 20200708-0073926, both is said Register's office.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 31, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2698, Page 468 and Book 6663, Page 358, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42

of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3208 Knobview Drive Nashville TN 37211

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, Grantors have executed this instrument on this 6th day of July, 2020.

Dale R. Liszka by James Alexander
as Attorney-in-fact

Kelli Liszka by James Alexander
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Dale R. Liszka and that he is authorized by Dale R. Liska to execute this instrument on his behalf.

WITNESS my hand, at office, this 6th day of July, 2020.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kelli Liszka and that he is authorized by Kelli Liska to execute this instrument on her behalf.

WITNESS my hand, at office, this 6th day of July, 2020.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

My Commission Expires: _____