Karen Johnson Davidson County
Batch# 444208 DEEDWARR
07/27/2020 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.14
20200727-0081913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Dickson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$315,000.00~~ $310,039.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22day of July 2020

Notary Public

MY COMMISSION EXPIRES: 2/22/22

(AFFIX SEAL)

FRANCES WYMO NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 02-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry L Moore	Terry L Moore	00500003400
(NAME)	(NAME)	
8300 Greenbrier Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Melissa D Day, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Terry L Moore and Deborah A Moore and Deborah Steranka, as Tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being 5.7 acres, more or less, according to a survey by Barry Greer and Associates dated October, 1976. This property fronts on Greenbrier Road and being known as part of the Melvin A. Baker farm.

Beginning at a point in the easterly margin of Greenbrier Road, said beginning, point being measured along the easterly margin of Greenbrier Road 2330.94 feet northerly of the center of the South Fork of Sycamore Creek where it intersects the easterly margin of Greenbrier Road; thence with the easterly margin of Greenbrier Road North 21 degrees 45 minutes East 178.88 feet, then leaving Greenbrier Road and going South 81 degrees 07 minutes East 1399.1 feet to a point; thence South 4 degrees 10 minutes West 175 feet to a point; thence North 81 degrees 07 minutes West 1453.4 feet to the point of beginning.

Being the same property conveyed to Melissa D. Day, an unmarried woman by Warranty Deed from Paul D. Tracey and Carol A. Rouzer, dated 06/30/2009 and recorded 07/08/2009, of record in Instrument 200907080063808, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8300 Greenbrier Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 802455
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20 day of July, 2020.

Melissa D Day

Melissa D Day

State of Nevada
County of Clark

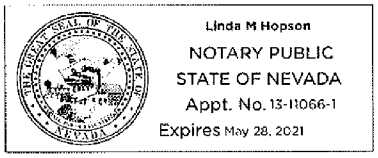
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa D Day**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained. on July 20th, 2020.

Witness my hand and Official seal this .

Linda M Hopson

Linda M Hopson **Notary Public**

My Commission Expires: 05/28/2021

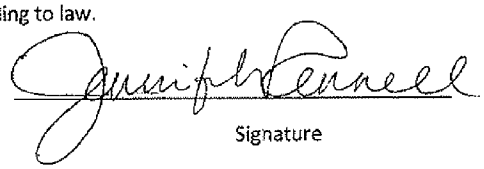


RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Notarized online using audio-video communication

True Copy Certification

I, **Jennifer Pennell**, 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 executed and authenticated according to law.

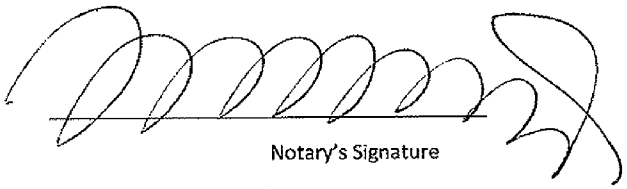


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

