Karen Johnson Davidson County
Batch# 444995 DEEDWARR
07/28/2020 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20200728-0082893

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Phillip D Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Phillip D. Moore and Briana Y. Moore	SEND TAX BILLS TO: New owners at property address	MAP-PARCEL NUMBERS
(NAME) 900 Aldwych Ct	(NAME)	148080A02400CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rosevelt L. Noble Jr., a married man**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip D. Moore and Briana Y. Moore, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Final Plat, Cluster Lot Subdivision, Quiet Creek, Phase One of record in Instrument Number 20200628-0078282, 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 Rosevelt L. Noble, Jr., an Unmarried Man by Warranty deed from Capitol Homes Inc., a Tennessee Corporation of record in Instrument No. 20031028-0158710 Register's Office for Davidson County, Tennessee, dated October 15, 2003 and recorded on October 28, 2003. (Value of consideration shown in aforementioned deed $168,246.00.) The said Kristen N. Noble, spouse of Rosevelt L. Noble, Jr., joins in this conveyance to convey any and all marital rights she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20020628-0078282 and Plat Book 30, Page 38, Instrument Number 20030122-0008972, as supplemental in Instrument No. 20030624-0086850, Instrument Number 20030124-0010181, Instrument Number 20030114-0005586, Instrument Number 20030122-0008973, in the Register's Office for Davidson County, Tennessee. Subject to the flow of any creeks, streams, or branches across subject property. Subject to rights of others in and to the common areas and/or elements, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 900 Aldwych Ct. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24th day of July, 2020.

Rosevelt L. Noble Jr.

Rosevelt L. Noble Jr.

Kristen N. Noble

Kristen N. Noble

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rosevelt L. Noble Jr. and Kristen N. Noble,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of July, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21