Karen Johnson Davidson County
Batch# 447782 DEEDWARR
07/31/2020 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20200731-0084736

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ CHEATHAM The actual consideration or value, whichever is greater, for this transfer is $975,000.00. Affiant Subscribed and sworn to before me, this the 28th day of July, 2020. Notary Public My commission expires:

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles S. Moore	Charles S. Moore	105-01-4A-039.00-CO
1039 Archer Street	7514 River Road	
Nashville TN 37203	Nashville TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **TREY CUSHMAN, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES S. MOORE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 39 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, amended in Instrument Nos. 20161102-0115692 and 20161123-0123554, Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, are incorporated hereby reference and made a part of the same as though copied herein. Reference is hereby made to Revised Exhibit "D" to Amendment No. 2 of record in Instrument No. 20161123-0123554, for a more complete identification and description of said Unit.

Being the same property conveyed to Trey Cushman, a married man by Warranty deed from Archer Development, LLC, a Tennessee limited liability company of record in Instrument No. 20171211-0125964 Register's Office for Davidson County, Tennessee, dated December 01, 2017 and recorded on December 11, 2017.

*Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1039 Archer Street, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2020.

Trey Cushman

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Trey Cushman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2020.

Notary Public

My Commission Expires: August 2, 2022

ALTON J BOSTICK III
NOTARY PUBLIC
STATE OF TEXAS
ID # 124089122
My Comm. Expires 08-02-2022

True Copy Certification

I, Steve Berneman 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, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021