Karen Johnson Davidson County
Batch# 455532 DEEDWARR
08/12/2020 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200812-0090323

Name and Address of New Owner:
Colleen B. Moore
104 Lorraine Avenue
Nashville, TN 37207

Send Tax Bills To:
Studio Bank
124 12th AVenue S, Suite 400
Nashville, Tennessee 37203

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 060-16-0-019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Hardy Dyar, Jr, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Colleen B. Moore,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot Number 18 on the Map of Capitol View Subdivision of record in Book 974, Pages 52 and 53, Register's Office for said county. Said part of said Lot Number 18 fronts 72.3 feet on the Southerly side of Lorraine Avenue and runs back on the Easterly line 180.8 feet and along the Westerly line 195 feet with the Easterly margin of Brunswick Drive to a dead line.

Being the same property conveyed to Robert Hardy Dyar, Jr. by Warranty deed from Jason A. Dodson, an unmarried man of record in Instrument No. 20120601-0047441 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded June 1, 2012.

NOTE: This property has never served as the primary marital residence for Grantor herein.

Being also known as 104 Lorraine Avenue Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of August, 2020.

Robert Hardy Dyar, Jr

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Robert Hardy Dyar, Jr., the within named bargainor, 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. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Notary Signature

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

AFFIDAVIT OF VALUE

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Colleen B Moore

Affiant Colleen B. Moore

Sworn to ~~and subscribed~~ before me this ___ day of August, 2020.

Notary Public
My commission expires: ~~_____~~

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF SAN DIEGO
Subscribed and sworn to (or affirmed) before me on this 11 day of AUGUST, 2020 by COLLEEN B. MOORE

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Renate A Daversa
(Signature of Notary)
Notary Public

NRO1 RENATE A. DAVERSA COMM. #2228571 Notary Public - California San Diego County My Comm. Expires Feb. 8, 2022 NRO1

Certificate of Authenticity

I, Robert L. Scruggs, 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.

Robert L Scruggs
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melody M Jenkins
Notary's Signature

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1-3-2022.

202008120090323