Karen Johnson Davidson County
Batch# 483774 DEEDWARR
09/25/2020 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $2,042.40
20200925-0110723

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Mitchell Moore 4408 Nebraska Avenue Nashville, TN 37209	Same	103 04 0 180.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KAREN B. MOORE, a married woman (the "Grantor"), has bargained and sold, and hereby transfers and conveys to MITCHELL MOORE, his heirs and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on as follows:

Land in Davidson County, Tennessee, being Lot No. 11, Block 13, on the Plan of A Part of Sylvan Park of record in Plat Book 332, page 104, in the Rgister's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 11 fronts 50.0 feet on the Northerly margin of Nebraska Avenue and extends back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Karen B. Moore by deed of record as Instrument #20170215-0015831, Register's Office for Davidson County, Tennessee.

This is improved property located at 4408 Nebraska Avenue, Nashville, Tennessee.

Said property is conveyed 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.

Grantor states that this property is not her principal residence.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds herself and her heirs to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 3rd day of September, 2020.

Karen B Moore
KAREN B. MOORE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

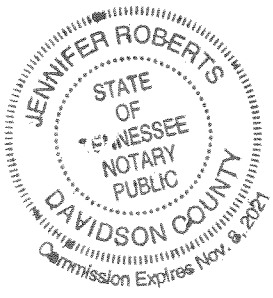
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Karen B. Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of September, 2020.

Jennifer Roberts
Notary Public

My Commission Expires:

November 8, 2021



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $552,000.00.

Sworn to and subscribed before me this 3rd day of September, 2020.

Notary Public

My Commission Expires:

November 8, 2021

28941068.1

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

