This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-20-8262

Karen Johnson Davidson County
Batch# 492767 DEEDWARR
10/09/2020 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20201009-0117435

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2020.

Notary Public
My Commission Expires: _____

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
COMMISSION EXPIRES 12-4-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amy Ingram and Jarrod Michael Ingram 7437 Somerset Place Nashville, TN 37221	NEW OWNERS 7437 SOMERSET PLACE NASHVILLE TN 37221	141-15-0D-072.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James L. Moore and Ruth P. Moore, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy Ingram and Jarrod Michael Ingram, wife and husband**, hereinafter called the Grantees, 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. 72 on the Plan of Resubdivision of Lots 67-73, 121-127 and A Portion of Open Space, Phase II, "Sheffield" on the Harpeth of record in Plat Book 6900, Page 985, 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 James L. Moore and Ruth P. Moore, by Warranty Deed from J. Theodore Ruof and Margaret S. Ruof, of record in Instrument No. 20000818-0081923, Register's Office for Davidson County, Tennessee, dated August 18, 2000 and recorded on August 18, 2000.

This Instrument executed on behalf of James L. Moore and Ruth P. Moore by Josephine Shu Fen Huang-Yeh pursuant to the Powers of Attorney of record in Instrument Number ___202010090117433____ and Instrument Number _202010090117434_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

*Note: the transfer of ownership of the herein described property is effective as of October 6, 2020.

This is ☒ improved or ☐ unimproved property located at: **7437 Somerset Place, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2020.

GRANTOR:

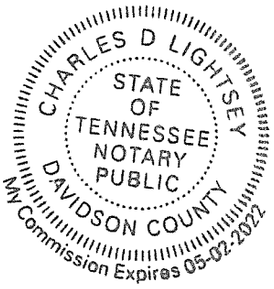
James L. Moore by Josephine Shu-Fen Huang-Yeh, his attorney-in-fact
James L. Moore by Josephine Shu Fen Huang-Yeh, his Attorney-In-Fact

Ruth P. Moore by Josephine Shu-Fen Huang-Yeh her attorney-in-fact
Ruth P. Moore by Josephine Shu Fen Huang-Yeh, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Josephine Shu Fen Huang-Yeh, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for James L. Moore and Ruth P. Moore and that she is authorized by James L. Moore and Ruth P. Moore to execute this instrument on their behalf.

WITNESS my hand and seal at office this 7th day of October, 2020.



Notary Public
My Commission expires: 5-2-22

EXHIBIT "A"
TO Warranty Deed
From: James L. Moore and Ruth P. Moore
To: Amy Ingram and Jarrod Michael Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principals thereon shown.

2. That this execution is proper and within the scope of the Powers of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Powers of Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith naught.

Josephine Shu Fen Huang-Yeh, Affiant

WITNESS my hand and seal at office this 7th day of October, 2020.

Notary Public
My Commission Expires: _____

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024