Karen Johnson Davidson County
Batch# 543457 DEEDWARR
12/29/2020 03:11:47 PM 2 pgs
Fees: $13.00 Taxes: $817.70
20201229-0154417

# Warranty Deed

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|---|---|
| ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $221,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 28th day of December, 2020.<br><br>Notary Public<br><br>My commission expires: |

**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: |
|---|---|---|
| Dana E. Moore | New Owner | 104-13-0D-021.00-CO |
| ~~456 Bowling Avenue~~ 3612 Bellwood Ave. | | |
| Nashville, TN 37205 | | |

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, **TIMOTHY M. GEORGE, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANA ELIZABETH MOORE, A MARRIED WOMAN**, 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. F-2, Bellwood Terrace Condominiums, of record in Plat Book 5200, pages 568 and 569, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Bellwood Terrace Homeowners Association in Book 6100, page 177, said Register's Office, all to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Kathryn J. Nottingham by Warranty deed from Milam Byers, married of record in Instrument No. 20061221-0157486 Register's Office for Davidson County, Tennessee, dated December 20, 2006 and recorded on December 21, 2006.

Being the same property conveyed to Breeding Kennedy and Timothy Mark George, as Tenants in common with full rights of survivorship by QuitClaim deed from Kathryn June Nottingham of record in Instrument No. 20110511-0036221 Register's Office for Davidson County, Tennessee, dated February 22, 2011 and recorded on May 11, 2011.

Being the same property conveyed to Timothy M. George by Quitclaim deed from Jacquelyn B. Kennedy (deceased) & Timothy M George of record in Instrument No. 20200817-0092243 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on August 17, 2020.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has 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 as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: A-SB-AVE-20456

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 456 Bowling Avenue, Nashville, TN 37205, 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 December, 2020.

Timothy M. George by Brandon Miller
as Attorney-in-Fact

**Timothy M. George**
**by Brandon Miller, Attorney-In-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy George, as Attorney in fact, 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 December, 2020.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024