WARRANTY DEED

Karen Johnson Davidson County
Batch# 583879 **DEEDWARR**
03/04/2021 09:44:37 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210304-0028098

A-PT-20-832

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tenise M. Moore	**HomeBridge Financial Services INC D/B/A Real Estate Mortgage Network**	
(NAME) **832 Youngs Lane**	(NAME) **194 Wood Avenue South, 9th Floor**	**070 08 0 223.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Iselin, NJ 08830**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP TAYLOR AND DESHAY JONES, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TENISE M. MOORE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 830 Youngs Lane Residence, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 830 Youngs Lane Residence, a Horizontal Property Regime, of record in Instrument No. 20190724-0072765, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Deshay Jones and Phillip Taylor, tenants in common with rights of survivorship, by Quit Claim Deed from Deshay Jones, of record in Instrument No. 20190724-0072764, in the Register's Office of Davidson County, Tennessee, dated July 16, 2019 and recorded on July 24, 2019.

Being a part of the same property conveyed to Deshay Jones, an unmarried man, by Quit Claim Deed from Ashleigh D. Moreland, an unmarried woman, of record in Instrument No. 20140521-0043842, in the Register's Office of Davidson County, Tennessee, dated May 21, 2014 and recorded on May 21, 2014.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 070 08 0D 002.00
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF FREE SILVER PLAN SHOWING 2ND ADDITION, as recorded in Plat Book 332, Page(s) 46.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190724-0072765.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6581, Page 158.

- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **832 Youngs Lane, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th DAY OF FEBRUARY, 2021.

Phillip Taylor

Deshay Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP TAYLOR, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DESHAY JONES, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212