Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 210233179**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $495,000.00

Affiant

Subscribed and sworn to before me, this 16th day of March, 2021.

Notary Public
My Commission Expires: 05/03/2024

STATE OF TENNESSEE NOTARY PUBLIC M. ALEXIS MENDOZA COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 593543 **DEEDWARR**
03/17/2021 10:50:07 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20210317-0035185

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Raymond F Woron<br>504 Village Court<br>Nashville TN 37206 | New Owner | Tax Parcel ID No.<br>083 13 0 362.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Russell Moorman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raymond F Woron, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Revised Plan of Shelby Village No. One, of record in Book 1835, Page 63, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description of the Property.

Being the same property conveyed to Larry Russell Moorman, by Warranty Deed from HG Investments, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20151105-0113046, in the Register's Office of Davidson County, Tennessee, dated November 04, 2015 and recorded on November 05, 2015.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of Shelby Village No. One, as recorded in Plat Book 1835, Page(s) 63.

This is improved property located at 504 Village Court Nashville TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of March, 2021.

Larry Russell Moorman

STATE OF Georgia
COUNTY OF Tift

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Russell Moorman, 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 15th day of March, 2021.

OFFICIAL SEAL
GENEVA R STEPHENS
NOTARY PUBLIC-GEORGIA
TIFT COUNTY
My Comm. Expires Nov. 11, 2023

Notary Public

My Commission Expires: _____