Karen Johnson Davidson County
Batch# 606963 DEEDWARR
04/05/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210405-0044273

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 2021 Sherri Ann Church Notary Public MY COMMISSION EXPIRES: 2-25-24 (AFFIX SEAL)

SHERRI ANN CHURCH NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Moore	Legacy Homeloans, LLC	MAP
224 Camelot Dr	4004 Hillsboro Pike, Ste 216B	PARCEL 128-14-0A-002.00-CO; and
Nashville, TN 37221	Nashville TN 37215	128-14-0A-003.00 Common Area
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Melony McKinnis a/k/a Mel Noel McKinnis, married, devisee of the Last Will and Testament of Kelly Mattox**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Scott Moore and Amy Moore, husband and wife**

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 Unit No. 2 on the Plan of Camelot Condominiums, of record in Exhibit "C" in the Master Deed in Instrument No. 20030212-0019124, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereon, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Kelly Mattox by Warranty Deed from Rebecca E. Gorman, Surviving Trustee F.B.O Burton W. Gorman and Rebecca E. Gorman Trust U.T.D. 7-17-89, of record in Instrument No. 20010309-0022612, Register's Office for Davidson County, Tennessee, dated February 28, 2001 and recorded on March 09, 2001. Kelly Mattox died testate on October 30, 2010. The Last Will and Testament of Kelly Mattox was probated in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee in Docket No. 10P1698. Mel Noel McKinnis is the devisee of the herein described property pursuant to the Last Will and Testament of Kelly Mattox. Said Last Will and Testament is of record in Instrument No. 20120123-0006292, Register's Office for Davidson County, Tennessee. The herein named Grantor has never lived at the above-described property as a married person and said property is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **224 Camelot Dr, Nashville, TN 37221.**

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. 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 hand(—) this the 31st day of March, 2021.

—

Melony Noel McKinnis by Christie Wilson, her atty-in-fact
Melony McKinnis a/k/a Mel Noel McKinnis, devisee of the Last Will and Testament of Kelly Mattox, by Christie Wilson, 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 **Christie Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Melony McKinnis**, as her Attorney in Fact, as the free act and deed of the within named **Melony McKinnis**.

Witness my hand and official seal this the 31 day of March, 2021.

My Commission expires Jan 6. 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)