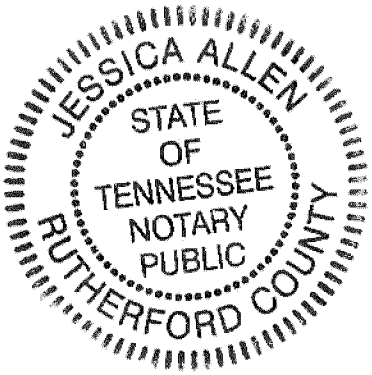
Karen Johnson Davidson County
Batch# 613036 DEEDWARR
04/12/2021 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20210412-0048615

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Kim Hinty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claire Leah Moriarty	First National Bank of Middle Tennessee	Parcel ID: 084 14 0 223.00
(NAME) 2111 Crestline Drive	(NAME) 200 East Main Street	
(ADDRESS) Nashville, TN 37214	(ADDRESS) McMinnville, TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Cynthia Ann Ligon and Joseph W. Ligon, married to each other**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Claire Leah Moriarty**, a single woman 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. 43B on the plan of Resubdivision of Lot #43, Donelson Meadows, Section Two, as of record in Book 5190, Page 653, Register's Office for said County.

Said Lot No. 43B fronts 120.35 feet on the Southerly side of Crestline Drive and runs back 191.80 feet on the Westerly line and 174.30 feet on the Easterly line to a rear line on which it measures 81.50 feet.

Being the same property conveyed to Cynthia Ann Lea, married, by Warranty Deed from Charles V. Runion and wife, Janice L. Runion, of record in Instrument No. 20011119-0126066, in the Register's Office of Davidson County, Tennessee, dated November 16, 2001 and recorded on November 19, 2001.

Cynthia Ann Ligon is one and the same person as Cynthia Ann Lea. Joseph W. Ligon hereby signs to convey any interest he may have, martial or otherwise, as the spouse of Cynthia Ann Ligon.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2111 Crestline Drive, Nashville, TN 37214

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 our hands this 8th day of April, 2021

Cynthia Ann Ligon

Joseph W. Ligon

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Cynthia Ann Ligon and Joseph W. Ligon, married to each other, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2021.

Notary Public

My Commission Expires: 11·20·21

(SEAL)

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY