THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Tricia M.Y. Tweel, Attorney at Law
HARRIS SHELTON HANOVER WALSH, PLLC
6060 Primacy Parkway, Suite 100
Memphis, Tennessee 38119

Karen Johnson Davidson County
Batch# 626086 DEEDWARR
04/30/2021 09:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210430-0057993

# WARRANTY DEED

THIS INDENTURE, made and entered into this 23 day of April, 2021, by and between

**BRYAN KEVIN MOODY**, a single person,
Grantor,

and

**BRYAN KEVIN MOODY,**
**Trustee of the BRYAN KEVIN MOODY LIVING TRUST,**
dated April 23, 2021 (as amended),
a revocable trust,
with Power of Sale,
Grantee,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee all of the Grantor's interest in the following described real estate situated and being in the County of Davidson, State of Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of J.M.T.J. and G.W. Hardings Plan, of record in Book 21, Page 80, in the Register's Office of Shelby County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot fronts 50 feet on the northerly side of Underwood Street and runs back 150 feet to an alley.**

Being the same property conveyed to the Grantor by Warranty Deed of record under Register's No. 20200409-0037561, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its successors

and assigns, in fee simple forever.

The undersigned Grantor covenants with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except:

any and all property taxes and matters of record in the Register's Office of Shelby County, Tennessee;

and that the title and quiet possession thereto the Grantor will forever warrant and defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" as used in the singular shall include the plural and pronouns shall be construed according to their proper gender and number as the context may require.

WITNESS the signature of the Grantor the day and year first above written.

**BRYAN KEVIN MOODY**

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 23 day of April, 2021, before me personally appeared **BRYAN KEVIN MOODY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person/s described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and seal, at office, the day and year above written.

TRICIA TWEEL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 06, 2023

Notary Public

My Commission Expires:_____

**********

STATE OF TENNESSEE
COUNTY OF SHELBY

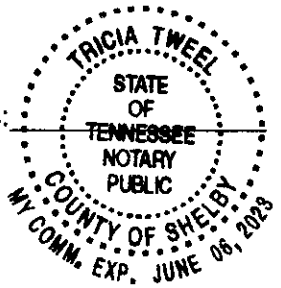
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22 day of April, 2021.

Notary Public

My Commission Expires:




**********

Property address: 1816 Underwood Street
Nashville, TN 37208

Map-Parcel Numbers: 081-15-0-137.00

Name and address of Owners
responsible for payment of taxes:
Bryan Kevin Moody, Trustee of the Bryan Kevin Moody Living Trust
1816 Underwood Street
Nashville, TN 37208

**AS A REVOCABLE TRUST,**
**THIS TRANSACTION IS EXEMPT FROM PAYMENT OF STATE RECORDATION TAX**
**UNDER THE PROVISIONS OF**
**TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F).**