Karen Johnson Davidson County
Batch# 632978 DEEDWARR
05/11/2021 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210511-0063156

ADDRESS NEW OWNERS and
SEND TAX BILLS:
LASTESHA MOORE
5917 New Hope Ct
Hermitage TN 37076

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
098 05 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KATHY DARLENE MAYNARD, a married woman , hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to LASTESHA MOORE, an unmarried woman hereinafter called GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:
> Being Lot No. 162 Revision of Lots 161, 162 and 163 on the Plan of Lake Park, Section 5, as of record in Plat Book 5190, Page 88. Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
> Being the same property conveyed to Kathy Darlene Maynard by Quitclaim Deed from Kathy Darlene Martin dated June 9, 2003 and recorded June 17, 2003, in Instrument No. 20030617-0083084, Register's Office for Davidson County, Tennessee.
> Luther D. Maynard joins in this conveyance any marital interest in the subject property.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 5917 New Hope Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 7 day of May, 2021.

KATHY DARLENE MAYNARD

LUTHER D. MAYNARD

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KATHY DARLENE MAYNARD and LUTHER D. MAYNARD , the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7 day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 3.25.25

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $330,000.00.

AFFIANT

Subscribed to and sworn before me, this the 7th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 7.5.2021

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Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022