Karen Johnson Davidson County
Batch# 637102 DEEDWARR
05/17/2021 10:30:33 AM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20210517-0065889

WARRANTY DEED

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2021

Notary Public

MY COMMISSION EXPIRES: 11/6/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shea Mulligan	Capstar Bank	Parcel ID: 075-12-0B-028.00
(NAME) 1005 Brookside Woods Blvd.	(NAME) 2002 Richard Jones Rd, STE 300A	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37215	
(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, Dustin Moon, a married man and Paul Moon, a married man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Shea Mulligan, 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 all of Lot No. 99 on the Plan of Phase One & a Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development as shown by plat of record in Plat Book 9700, Page 397 and Book 11346, Page 459 Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dustin Moon and Kristin E. Moon, husband and wife and Paul Moon, married as joint tenant with right of survivorship, By Warranty Deed from Brian G. White and wife, Karyn Williams White dated July 03, 2017 recorded July 11, 2017, of record as Instrument No. 20170711-0069549 Register's Office for Davidson County, Tennessee.

Affidavit of Scrivener's Error recorded on August 22, 2017 as Instrument No. 20170822-0086256 to correct the Typographical error in Grantee name in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Dustin Moon, married and Paul Moon, married, as tenants in common with rights of survivorship, By Quitclaim Deed from Kristen E. Moon Butler (f/k/a Kristen E. Moon) dated January 29, 2021 recorded February 03, 2021, of record as Instrument No. 20210203-0015764 Register's Office for Davidson County, Tennessee.

Patrycja Moon joins in the execution of this instrument for the purpose of conveying his or her interest, marital or otherwise, in the above-described real property.

The above referenced property was never the residence of Paul Moon, or his wife.

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.

This is improved property, known as 1005 Brookside Woods Blvd., Hermitage, TN 37076

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 13 day of May, 2021.

Dustin Moon

Patrycja Moon

Paul Moon by Dustin Moon as Attorney - In Fact

Paul Moon, by Dustin Moon as Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

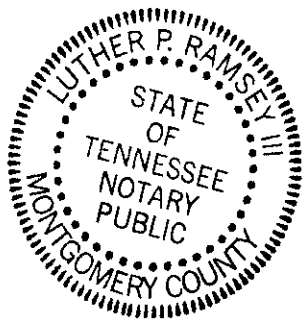
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dustin Moon and Patrycja Moon, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of May, 2021.

Notary Public

My Commission Expires: 8/12/24

(SEAL)



STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dustin Moon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul Moon, as Attorney-in-fact, under Power of Attorney bearing Book Instrument No. 20170711, Register's Office for Davidson County, TN and who acknowledged the execution of the same to be the free act and deed of Paul Moon, under said Power of Attorney.

Witness my hand and official seal, this the 13th day of May, 2021.

Notary Public

My Commission Expires: 8/12/24

(SEAL)

