WARRANTY DEED

Karen Johnson Davidson County
Batch# 640463 DEEDWARR
05/20/2021 09:44:55 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210520-0068407

JOHN GLEAVES 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 $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title. LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAJA Properties, LLC	RAJA Properties, LLC	
(NAME)	(NAME)	
132 Shorecrest Circle	132 Shorecrest Circle	07206001500
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(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, I, **Sondra F. Morris, individually and as Executor of the Estate of Robert N. Moore, Jr.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAJA Properties, LLC, a Tennessee limited liability company,** 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. 46 on the Map of Maynor Place, as of record in Book 843, page 24, Register's Office for said County.

Said Lot No. 46 fronts 60 feet on the Northerly side of Maynor Avenue, and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Robert N. Moore, Jr. by Trustee's Deed from Yvette Meldrum, Trustee, dated the 23rd day of May, 2008 of record in Instrument No. 20110412-0028202 Register's Office for Davidson County, Tennessee, dated April 08, 2011 and recorded on April 12, 2011. (Value of consideration shown in aforementioned deed $125,500.00.)

Said Robert N. Moore, Jr. became deceased on February 28, 2017, leaving Last Will and Testament filed for Probate in Docket No. 207-PR-9060, Chancery Court of Williamson County, Tennessee. In accordance with the terms of the Will, Sondra F. Morris is named Executor of the Estate of Robert N. Moore, Jr., deceased

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1019 Maynor Ave Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 17th day of May, 2021.

Sondra F.Morris

SONDRA F. MORRIS, AS EXECUTOR OF THE ESTATE OF ROBERT N. MOORE, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sondra F. Morris**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of May, 2021.

Notary Public

My Commission Expires: 9-7-2021

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Sondra F. Morris, Executrix of the Estate of Robert N. Moore, Jr.' with whom I am personally acquainted, and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing as Executrix of the Estate of Robert N. Moore, Jr.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 2021.

Notary Public

My Commission Expires: 9-7-2021

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021