Karen Johnson Davidson County
Batch# 645439 DEEDWARR
05/27/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20210527-0072140

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-120821-22

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 2021.

Notary Public

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

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Kyle Patrick Barry	CMG Mortgage, Inc.	Parcel ID: 163 11 0B 063.00
(NAME) 121 Beech Forge Dr	(NAME) 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Ramon, CA 94583	
(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, **Robert Milton Moore, Jr, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kyle Patrick Barry, unmarried**, 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:

Being Unit No. 63, on the Plan of Revised Section Four, Bell Forge Village, of record in Plat Book 6250, Page 131 and Book 6250, Page 201, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Milton Moore Jr., unmarried, by Warranty Deed from Judy C. Allen, of record in Instrument No. 20160823-0087990, in the Register's Office of Davidson County, Tennessee, dated August 19, 2016 and recorded on August 23, 2016.

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 121 Beech Forge Dr, Antioch, TN 37013

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 19th day of May, 2021

Robert Milton Moore, Jr

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Robert Milton Moore, Jr**, unmarried, 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 19th day of May, 2021.

Notary Public

My Commission Expires: January 19, 2025

(SEAL)

BENJAMIN J. BLEICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/19/2025
RUTHERFORD COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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 law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

