Karen Johnson Davidson County
Batch# 648968 **DEEDWARR**
06/03/2021 10:57:28 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20210603-0074491

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of May, 2021

NOTARY PUBLIC

My commission expires:

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Kymbirlee Mooreland	First Bank	042-11-0A-016.00-CO
(NAME)	(NAME)	
1013 Heritage Drive	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin TN 37064	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lida Diane Speyerer, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kymbirlee Mooreland , an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1013, on the Plan of Section One, Heritage Village Condominium, according to the Plat of record in Book 4715, page 59, in the Register's Office for Davidson County, Tennessee, and more particularly described in Master Deed of record in Book 4758, page 190 amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9654, page 906 and Instrument No. 20040804-0093787 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lida Diane Speyerer, unmarried by Warranty deed from Vivian Barnett, unmarried of record in Instrument No. 20021106-0136782 Register's Office for Davidson County, Tennessee, dated October 24, 2002 and recorded on November 06, 2002.

This property is __unimproved _X_improved property known as: 1013 Heritage Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0SBKR21013

of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of May, 2021.

Lida Diane Speyerer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lida Diane Speyerer, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2021.

Notary Public
My Commission Expires:

