Karen Johnson Davidson County
Batch# 651890 DEEDWARR
06/08/2021 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210608-0076690

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/19/2023

(AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip Altman Miller	Philip Altman Miller	088-00-0-071.00
(NAME)	(NAME)	
400 Mills Avenue, Unit 306	400 Mills Avenue, Unit 306	
(ADDRESS)	(ADDRESS)	
Greenville, SC 29605	Greenville, SC 29605	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Moore Homes, LLC a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Philip Altman Miller**, hereinafter called the GRANTEE(S), his/her/their 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. 15, on the plan of FINAL PLAT RIVER ROAD ESTATES, as shown on plat of record in Instrument 20010424-0040684, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Moore Homes, LLC by Warranty Deed dated 07/25/2017 from Stacie L. Fisk, of record in Instrument 20170726-0075821, Register's Office for Davidson County, Tennessee. Scrivener's affidavit to correct legal description of record in Instrument No. 20210525-0071054, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 7498 River Road Pike, Nashville, TN 37209
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 4th day of June, 2021.

Moore Homes, LLC a Tennessee limited liability company

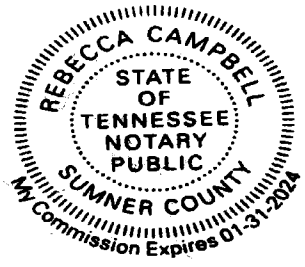
By: _____
Mark Edward Moore, Chief Manager

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Edward Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager of Moore Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Mark Edward Moore, as such Chief Manager.

Witness my hand and Official seal this 4th day of June, 2021.

_____
Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Deborah Rand, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

