Name and Address of New Owner:
Cicely Moore
407 Moncrief Avenue
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 651894 DEEDWARR
06/08/2021 11:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,071.15
20210608-0076695

Send Tax Bills To:

United Wholesale Mortgage, LLC
PO Box 11733
Newark, NJ 07101

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 018 15 0 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Debbie Pascarella, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cicely Moore and Robert Patrick Moore, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Revised Map of Moncriefs Subdivision of the North part of the Allen Mathes Land, not of record, descried according to a copy of a survey thereof made by Z.J. Wilkinson, Surveyor, May 25, 1938, as follows:

Beginning at a point in the Northwesterly margin of Moncrief Avenue at the common corner of Lots Nos. 39 and 40; thence with the line between said lots, northwesterly 605 feet to a point in the margin of Moncrief Avenue; thence with the margin of the same, southwesterly 100 feet to the corner of Lot Nos. 40 and 41; thence with the line between said lots, southeasterly 603 feet to the margin of Moncrief Avenue; thence with the Margin of the same, northeasterly 100 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following described portion of Lot No. 40 conveyed to Charles M. Evans by Warranty Deed from Clara J. Couse Murdock and husband, Alfred Murdock dated 7/22/78 and recorded 7/26/78 in Book 5316, Page 77, as follows:

LAND in Davidson County, Tennessee within the City Limits of Goodlettsville, Tennessee, being the northerly part of Lot No. 40 on the Revised Map of Moncriefs Subdivision of the Allen Mathes Land, not of record, and more particularly described according to a survey by Donald R. Carver, Registered Land Surveyor, dated May 7, 1978, as follows:

BEGINNING at an iron pin in the south line of Moncrief Avenue, this point being 487.8 feet westerly of the center of Brick Church Pike in a curve with a radius of 819.02 feet: thence leaving the road S 21 degrees 13 minutes West for a distance of 381.50 feet to an iron pin in a fence line; thence N 65 degrees 30 minutes West 98.50 feet to an iron pin in a fence line, the westerly line of this property; thence N 22 degrees 06 minutes East 343.57 feet to a point in the southerly margin of Moncrief Avenue in a curve with a radius of 819.02 feet; thence around said curve in a westerly direction a distance of 106.23 feet to the point of beginning.

Being the same property conveyed to Debbie Pascarella, Unmarried, by Warranty Deed from Bijan Mansouri and wife Katherine Mansouri, of record in Instrument No. 20151201-0120959, in the Register's Office of Davidson County, Tennessee, dated November 30, 2015 and recorded on December 01, 2015.

This improved property known as 407 Moncrief Avenue, Goodlettsville TN 37072.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of June, 2021.

Debbie Pascarella

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of June, 2021, before me personally appeared Debbie Pascarella, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2021.

Notary Signature
My commission expires: 7-17-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $289,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of June, 2021.

Notary Public
My commission expires: 3/6/24

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(SEAL)

File No. 2021-2654

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.