This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12078-AP

Karen Johnson Davidson County
Batch# 663330 DEEDWARR
06/23/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210623-0085104

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 21st day of June, 2021.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roberta Moore Randall Craig Moore 100 Elberta St. Nashville, TN 37210	Cross Country Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	119-06-0-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Jordan Malenke, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Roberta Moore and Randall Craig Moore, wife and husband**, hereinafter called the Grantee(s), his/her/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. 126, Map of Subdivision of Lots 3 & 4 and parts of Lots Nos. 5 & 6, Cumberland Nurseries Plan, of record in Book 332, page 148, in the Register's Office for Davidson County, Tennessee.

And:

Land in Davidson County, Tennessee, being the Easterly 25 feet of Lot No. 126 in Block 5 of the Cumberland Nurseries Plan, of record in Book 332, page 148, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jordan Malenke, an unmarried man by Warranty Deed from Shawn Collins and Susan Compton Kherkher, as joint tenants with right of survivorship, dated July 12, 2016, recorded August 2, 2016, of record in Instrument No. 20160802-0079491, Register's Office for Davidson County, Tennessee.

Stephanie Berry joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **100 Elberta Street, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2021.

GRANTOR:

Jordan Malenke

Stephanie Berry

STATE OF Georgia
COUNTY OF Clayton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Malenke and Stephanie Berry, the within named bargainor(s). with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2021.

Breona J Ward NOTARY EXPIRES GEORGIA Nov 1 2024 PUBLIC Clayton County

Notary Public
My Commission expires: 11/01/2024

202106230085104

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

