THIS INSTRUMENT WAS PREPARED BY
AND PLEASE RECORD AND RETURN TO:
FREEDOM TITLE SERVICES, LLC
135 CENTER POINTE DR.
CLARKSVILLE, TN 37040
(931) 647-0677

Karen Johnson Davidson County
Batch# 679590 **DEEDWARR**
07/20/2021 09:39:18 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210720-0096951

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Eve Osborne
Affiant

Subscribed and sworn to before me, this 9 day of July, 2021.

Stacey Gary
Notary Public

My commission expires:
5-17-2022

STACEY GARY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Zachary Moore** | | **149120B02300CO** |
| **1221 Twin Circle Dr** | 1221 Twin Circle Dr | |
| **Nashville, TN 37217** | Nashville, TN 37217 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Michael D. Minnis and wife, Cheryl Minnis**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Zachary Moore, a single man**

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:

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of Forest Cove, Phase 1, of record in Plat Book 9700, Pages 754 and 755, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Michael D. Minnis and wife, Cheryl Minnis, by Warranty Deed from Hearthside Homes, LLC, dated July 23, 1999, of record din Book 11587, Page 913, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved ( X ) unimproved (_____) property known as 1221 Twin Circle Dr, Nashville, TN 37217.

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 in 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.

_____ Date: 7/9/21
Michael D. Minnis

_____ Date: 7/9/21
Cheryl Minnis

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Michael D. Minnis and Cheryl Minnis, the within named Grantor(s), 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, at office, this 9 day of July, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 11/7/24

