Karen Johnson Davidson County
Batch# 679611 DEEDWARR
07/20/2021 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210720-0096979

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Marc Christopher Moore
Affiant

Subscribed and sworn to before me, this 13th day of July 2021.

Notary Public

My commission expires: 9/17/24

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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:
Marc Christopher Moore **Thuhuong Thi Ngo**	**New Owner**	**155080C12200CO**
7100 Forrest Oaks Drive		
Nashville, TN 37221		

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,

Kathryn Ann Reynolds and husband, Kerry Wayne Reynolds

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

Marc Christopher Moore and Thuhuong Thi Ngo, husband and wife

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. 122, on the Plan of Poplar Creek Estates, Phase 2, as of record in Book 6900, Pages 339-347, as amended in Book 7900, Pages 888-889, Register's Office fro Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn Ann Reynolds, a married woman, by Warranty Deed from Carl Richard Cleveland and Karon F. Cleveland, husband and wife, dated July 11, 2014, of record in Instrument No. 20140717-0063525, Register's Office for Davidson County, Tennessee. Kathryn Ann Reynolds conveyed subject property to Kathryn Ann Reynolds and husband, Kerry Wayne Reynolds, by Quitclaim Deed dated March 16, 2017, of record in Instrument No. 20170317-0026306, 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 7100 Forrest Oaks Drive, Nashville, TN 37221.

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.

Kathryn Ann Reynolds Date: 7/15/21
Kathryn Ann Reynolds

Kerry Wayne Reynolds Date: 7/15/21
Kerry Wayne Reynolds

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kathryn Ann Reynolds and Kerry Wayne Reynolds, 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 15th day of July 2021, _____.

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/7/21

Certificate of Authenticity

I, Mark D. Leeds, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

7/15/21.

Date

Affiant Signature

7/15/21

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature

My Commission Expires: 03/01/2024

Date

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY