Karen Johnson Davidson County
Batch# 685133 DEEDWARR
07/28/2021 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20210728-0101491

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $276,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of July, 2021

Notary Public

My commission expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Miriam Avrit	**New Owner**	**151-10-0A-134.00CO**
7032 South Hampton Boulevard		
Antioch, TN 37013		

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 ACKNOWLEDGED, WE,

Matthew P. Moore, an unmarried man

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

Miriam Avrit

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. 69 on the Plan of Phase 2, Villages of Lung Hunter P.U.D. of record in Instrument No. 20020515-0059732, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew P. Moore, an unmarried man, by Warranty Deed, from Catherine L. Edwards and Nathaniel L. Edwards, husband and wife, dated December 21, 2017, of record in Instrument No. 20180103-0001012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20010531-0056382, amended in Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20041022-0127537, Register's Office for Davidson County, Tennessee.
Ingress and Egress to Cemetery of record in Book 1101, Page 457 and Book 1115, Page 302, in the Register's Office for Davidson County, Tennessee.
TVA Line Easement of record in Book 2338, Page 406, Book 4446, Page 423 and Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.
Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Instrument No. 20001030-0107415, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20010531-0056383, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20010531-0056381, in the Register's Office for Davidson County, Tennessee.

Water Main Easement of record in Book 8197, Page 288, Book 8358, Page 91 and Book 8358, Page 94, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7032 South Hampton Boulevard, Antioch, TN 37013.

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 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. 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.

Witness my/our hand(s) this 26th day of July, 2021.

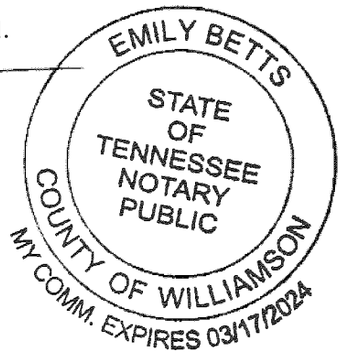
Matthew P. Moore by A. Scott Hubbard Attorney in fact
Matthew P. Moore by A. Scott Hubbard, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A. Scott Hubbard,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Matthew P. Moore for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Matthew P. Moore, and is authorized by Matthew P. Moore to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of July, 2021.

Emily Betts
Notary Signature
My commission expires:



File #: 21-528
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Krissy VanDoren *(custodian's name)*, 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 7/26/21 *(date of document)*.

Krissy VanDoren
Custodian's Signature

7-27-2021
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 27th day of July, 2021.

Gail Dornan
Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____