Karen Johnson Davidson County
Batch# 686168 DEEDWARR
07/28/2021 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210728-0101781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 14th EW DAY OF JULY, 2021.

Elizabeth Whitfield
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Travis Moore, an unmarried man	First Horizon Bank	
605 New Hitt Ln (ADDRESS)	12719 Cantrell Road (ADDRESS)	018-11-0-039.00
Goodlettsville, TN 37072-1240 (CITY) (STATE) (ZIP)	Little Rock, AR 72223 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David L. McNeely and Karen D. McNeely, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Travis Moore, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, described according to a survey demonstrated on the Final Plat of Section 1 Charleston Square Subdivision, of record at Book 4860, Page 37, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a marker in the Westerly margin of New Hitt Lane, a common corner of this property and Lot 18 of said Section One, Charleston Square Subdivision, the point of beginning; thence with the margin of New Hitt Lane S 51°32' W 100.0 feet to a point in said margin; thence leaving New Hitt Lane N 35°21'W 200.1 feet to a marker in the line of Lot 28 of said Section One, Charleston Square Subdivision; thence with said Lot 28 N 51°47'E 100.0 feet to a marker in said line; thence leaving said Lot 28 and with the line of said Lot 18 S 35° 21' E 200.2 feet to the point of beginning.

BEING the same property conveyed to David L. McNeely and Karen D. McNeely, Husband and Wife from Zachary Paul Young by Warranty deed of record in Instrument No. 20200821-0094798, Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on August 21 ,2020.

Being also known as 605 New Hitt Ln Goodlettsville, Tennessee 37072.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 605 New Hitt Ln, Goodlettsville, TN 37072-1240
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 1st day of July, 2021.

WARRANTY DEED
(Continued)

David L. McNeely

Karen D. McNeely

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David L. McNeely and Karen D. McNeely, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2021.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-9-22

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/28/2021 (date ~~of document~~).

Affiant Signature

07/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL