Karen Johnson Davidson County
Batch# 694323 DEEDWARR
08/11/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210811-0108144

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02570

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joanne Aronis 2904 Delta Queen Drive Nashville, TN 37214	NEW OWNER	076 09 0A 009.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Randall Moore, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joanne Aronis Trust dated December 24, 2018**, hereinafter called the Grantees, their successors 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. 9 on the Final Plat of Chandler Grove of record in Book 7900, Page 802 and as corrected by Surveyor's Correction of record in Book 9942, Page 837 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 Charles Randall Moore, a single man, by Warranty Deed from Herbeth Cruz and Jaqueline Landaverde, husband and wife, of record in Instrument No. 20190225-0016571, in the Register's Office of Davidson County, Tennessee, dated February 19, 2019 and recorded on February 25, 2019.

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 property is improved property known as: 205 Caneel Cove, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of August, 2021

Charles Randall Moore

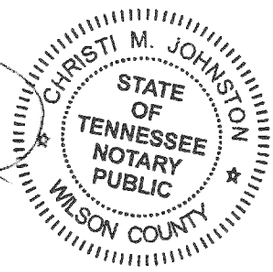
STATE OF TENNESSEE

COUNTY OF WILSON

On this 10th day of August, 2021, before me personally appeared Charles Randall Moore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6/26/2022



TRUE COPY CERTIFICATION

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

I, Christi M. Johnston *(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 August 10 2021 *(date of document)*.

Custodian's Signature — date 8/10/2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10th day of August, 2021.

Notary Public

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

MY COMMISSION EXPIRES: _____