Karen Johnson Davidson County
Batch# 695593 DEEDWARR
08/11/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $3,951.60
20210811-0108524

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61995
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kellen Alexander Moore Lauren Bennett Moore 625 Westover Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13002003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,068,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **LZDL Properties, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kellen Alexander Moore and Lauren Bennett Moore, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Bransford Realty Company's Subdivision of record in Book 421, page 156, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to LZDL Properties,LLC, by Warranty Deed from William Narramore and wife, Judy Narramore, dated June 26, 2013 and recorded July 2, 2013, of record in Inst. No. 20130702-0068528, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 156, said Register's Office.

This is improved property, known as 625 Westover Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the date written in the notary acknowledgment below.

LZDL Properties, LLC

By: _____
David L. Manning, President

State of Colorado

County of Gunnison

Before me, the undersigned, personally appeared, **David L. Manning** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **LZDL Properties, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Gunnison County Colorado this the 30th day of July, 2021

_____
Notary

My Commission Expires: 10-09-2024

CHRISTOPHER P. MORGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20204035267
My Commission Expires October 9, 2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,068,000.00.

_____
Affiant

Sworn and subscribed before me this ~~30th~~ JM 30th day of July, 2021.

_____
Notary

My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/30/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/30/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 **day of** July, **2021.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM