Karen Johnson Davidson County
Batch# 697677 DEEDWARR
08/16/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $11,803.00
20210816-0110071

#36156

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333962

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,190,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2021.

Notary Public
My Commission Expires: 10/2/2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley J. Haas and Jill R. Haas 4023 Dorcas Court Nashville TN 37215	New Owner 4023 Dorcas Ct. Nashville, TN 37215	Tax Parcel ID No. 116 16 0 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jackson Reese Moran and Anna Marie Moran, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley J. Haas and Jill R. Haas, trustees of the Bradley J. and Jill R. Haas Revocable Trust, dated June 10, 2010**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Evergreen Heights, Part 2, of record in Plat Book 1835, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jackson Reese Moran and Anna Marie Moran, husband and wife, by Warranty Deed from Jian Huang and Susie I. Ching Lin, husband and Wife, of record in Instrument No. 20180529-0050679, in the Register's Office of Davidson County, Tennessee, dated May 25, 2018 and recorded on May 29, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Evergreen Heights, Part 2, as recorded in Plat Book 1835, Page(s) 19.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1049, Page 546; Book 1788, Page 425 and Book 1847, Page 277.

This is improved property located at 4023 Dorcas Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2021.

Jackson Reese Moran

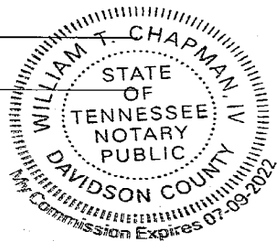
Anna Marie Moran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jackson Reese Moran and Anna Marie Moran, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2021.

Notary Public
My Commission Expires:



True Copy Certification

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 8/6/2021

GEORGE E. MUDTER, JR.
Dated 8/6/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas Dated 8/6/2021
Notary's Signature
My Commission Expires: 10/23/2023
Notary Seal:

