THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736407** Karen Johnson Davidson County Batch# 698826 DEEDWARR 08/17/2021 11:00:30 AM 3 pgs Fees: $18.00 Taxes: $1,322.75 20210817-0111016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $357,500.00. Ashley Utley Affiant Subscribed and sworn to before me, this 12th day of August, 2021. LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 06-28-25

WARRANTY DEED

Address New Owner: Natalie Moorer 303 Neill Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 12 0 070.00

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, **Aaron H. Doenges and Bryan Currie, married to each other** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Natalie Moorer**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 191 in Plan of the Neill S. Brown's Addition to East Nashville, of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 191 fronts 50 feet on the Easterly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Aaron H. Doenges and Bryan Currie, husband and husband, married to each other, by Quitclaim Deed from Aaron H. Doenges and Bryan Currie, husband and husband, married to each other, of record in Instrument No. 20161004-0104748, in the Register's Office of Davidson County, Tennessee, dated August 19, 2016 and recorded on October 04, 2016.

Being the same property conveyed to Aaron H. Doenges, by Warranty Deed from John H. Halliburton, III, Unmarried, of record in Instrument No. 20120529-0045825, in the Register's Office of Davidson County, Tennessee, dated May 25, 2012 and recorded on May 29, 2012.

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.

Taxes and assessments for the year 2021 and subsequent years, 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 Plan Of The Neill S. Brown To East Nashville, as recorded in Plat Book 57, Page(s) 50.

This is improved property located at 303 Neill Avenue Nashville TN 37206

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 12th day of August, 2021.

Aaron H. Doenges

Bryan Currie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron H. Doenges and Bryan Currie, 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 12th day of August, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 12, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

