WARRANTY DEED

Karen Johnson Davidson County
Batch# 702349 DEEDWARR
08/23/2021 09:40:09 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20210823-0113344

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day August 2021.

Notary Public

MY COMMISSION EXPIRES: 2/26/23

(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6380

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph L. Moore	Joseph L. Moore	135-00-0-232.00
117 East Avenue ~~2211 Smith Springs Road~~ (NAME)	117 East Avenue (NAME)	
Coronado, CA 92118 ~~Nashville, TN 37217~~ (ADDRESS)	Coronado, CA 92118 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jeffrey S. Hansen and Miriam Hansen, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph L Moore and Laura S Moore, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 5th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:
Beginning at the northeast corner of the land of S.J. Myrick, at the Smith Springs Road the said Myrick, at the Smith Spring Road, where the said Myrick property joins the land of Stanley Gardner and continuing south 420 feet with theMyrick line to a point; thence east 210 feet to a stake; thence north 420 feet to Smith Springs Road; thence 210 feet west to the point of beginning, containing a little more than 2 acres.

Being the same property conveyed to Jeffrey S. Hansen and Miriam Hansen, husband and wife by Warranty Deed dated 11/11/2016 from Richard J. Curran, Jr., unmarried of record in Instrument 201611160120833, Register's Officefor Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2211 Smith Springs Road, Nashville, TN 37217
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the __day August 2021.

Jeffrey S. Hansen

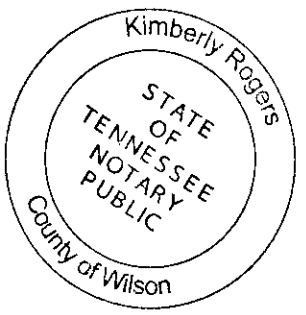
Miriam Hansen

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey S. Hansen and Miriam Hansen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2021.

Notary Public:
My Commission Expires: 6-9-2024



RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129