Karen Johnson Davidson County
Batch# 702960 **DEEDWARR**
08/23/2021 01:19:20 PM 2 pgs
Fees: $13.00 Taxes: $991.60

20210823-0113686

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $268,000

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of August, 2021.

Notary Public

My Commission expires 03/07/2023

NAME AND ADDRESS OF PROPERTY OWNER:
Jenna Moynihan & Poping Tung
210 Lawrence Street,
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 04415004200

WARRANTY DEED
21NT01894

Effective the 17 Day of Aug., 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Danielle Hedden N/K/A Danielle Howard and Zachary Howard, Husband and Wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jenna Moynihan, an unmarried woman, and Poping Tung, an unmarried man, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 127 on the Plan of Village of Old Hickory, Section A, as of record in Plat Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed to Danielle Hedden, an unmarried woman by Warranty Deed from Charles R. Reasonover and wife, Emily A. Reasonover dated 07/28/2016 recorded 08/31/2016 as Book NA, Page NA, in Document Number 20160831-0091688, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 710 Lawrence St, Old Hickory, TN 37138-3125

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SH-21-710

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 and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 17 day of Aug, 2021

A. Hedden nka A. Howard

Danielle Hedden nka Danielle Howard

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Danielle Hedden nka Danielle Howard** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of Aug, 2021.

Notary Public

My Commission expires: 17 / Aug / 2024.

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Zachary Alan Howard

State of Tennessee }
County of Davidson }

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Zachary Alan Howard,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of Aug, 2021.

Notary Public

My Commission expires: 3 / 3 / 2025.

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

**Zachary Alan Howard joins in this deed for purposes of conveying Martial Interest*