Karen Johnson Davidson County
Batch# 708252 DEEDWARR
09/01/2021 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $650.83
20210901-0117800

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lora Melissa Moore	NEW OWNER Lora Melissa Moore	Parcel ID: 034-05-0A-021.00-CO
(NAME) 428 Thomas Jefferson Circle	(NAME) 428 Thomas Jefferson Circle	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Larry W. Reese, unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lora Melissa Moore**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 21 on the Plan of Monticello Manor, as of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Larry W. Reese and wife, Connie L. Reese, by Warranty Deed from Jennifer Lynn McGrath (formerly known as Jennifer Lynn Cobb) and husband, John McGrath, of record in Instrument No. 20030710-0095282, in the Register's Office of Davidson County, Tennessee, dated June 30, 2003 and recorded on July 10, 2003. The said Connie L. Reese having died on September 20, 2020, thereby vesting to Larry W. Reese as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 428 Thomas Jefferson Circle, Madison, TN 37115

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; and we do covenant with the 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, 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 Grantees, their heirs and 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.

Witness our hands this 30 day of AUGUST, 2021

X Larry W. Reese
Larry W. Reese

STATE OF TENNESSEE

COUNTY OF

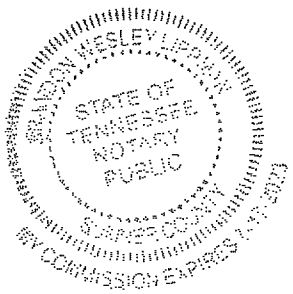
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Larry W. Reese, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



Certificate of Authenticity

I, HOLLY A MASON, 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 30th 2021.

Affiant Signature

8/30/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-8-22