Karen Johnson Davidson County
Batch# 711935 DEEDWARR
09/08/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20210908-0120409

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $398,000.00

Affiant

Subscribed and sworn to before me, this 1st day of September, 2021.

Notary Public

My commission expires: 5.14.2025

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cameron Parrino	New Owner	**07204024200**
1429 Ardee Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Devon Moore, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cameron Parrino, unmarried

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:

Land in Davidson County, Tennessee, being the Southerly 20 feet of Lot No. 30, and the Northerly 44 feet of Lot No. 31, on the Plan of Country Club Estates, Block 'E", of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Devon Moore, unmarried, by Warranty Deed from Woodbridge Construction, Inc., a Tennessee Corporation, dated October 29, 2009, of record in Instrument No. 20091112-0104095, in the Register's Office for Davidson County, Tennessee.

Katherine Moore joins in this conveyance to transfer any and all interest she may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1429 Ardee Ave, Nashville, TN 37216.

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 in 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.

Devon Moore Date: 9/1/2021
Devon Moore

Katherine Moore Date: 9-1-2021
Katherine Moore

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Devon Moore and Katherine Moore, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2021.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 Sept 1, 2021.

Affiant
Date: September 3, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3 day of September 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY