This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13703-AP

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJSPR 21-2154

Karen Johnson Davidson County
Batch# 729039 DEEDWARR
10/01/2021 03:22:26 PM 4 pgs
Fees: $23.00 Taxes: $662.30

20211001-0132612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

Subscribed and sworn to before me, this the 24th day of September, 2021.

Notary Public
My Commission Expires: 07/09/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachel Walden 2134 Fairfax Ave E-3 Nashville, TN 37212	new owner	104-11-0A-067.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Josephine E. Mooers, Trustee of Mooers Family Revocable Living Trust Agreement dated September 25, 2012 and Josephine E. Mooers, Trustee of Philip F. Mooers Family (Credit Shelter) Trust dated September 25, 2012**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rachel Walden**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Lane unmarried

Land in Davidson County, Tennessee, being Unit No. E-3 on the Plan of The Villager West Condominium Apartments of record in Book 5210, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josephine E. Mooers, Trustee, Philip F. Mooers Family (Credit Shelter) Trust U/A dated September 25, 2012 one half (1/2) interest, by Quitclaim Deed from Josephine E. Mooers, Trustee, Mooers Family Revocable Living Trust Agreement dated September 25, 2012, of record in Instrument No. 20210621-0083348, Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on June 21, 2021, Mooers Family Revocable Living Trust Agreement dated September 25, 2012 retaining one half ½ interest in property.

This is improved property located at: **2134 Fairfax Avenue, E-3, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 24th day of September, 2021.

GRANTOR:

Mooers Family Revocable Living Trust Agreement dated September 25, 2012

By: Josephine E Mooers
Josephine E. Mooers, Trustee

Philip F. Mooers Family (Credit Shelter) Trust dated September 25, 2012

By: Josephine E Mooers
Josephine E. Mooers, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

see attached certificate

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Josephine E. Mooers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of Mooers Family Revocable Living Trust Agreement dated September 25, 2012, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2021.

_____
Notary Public
My Commission expires: _____

STATE OF CALIFORNIA
COUNTY OF _____

see attached certificate

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Josephine E. Mooers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of Philip F. Mooers Family (Credit Shelter) Trust dated September 25, 2012, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2021.

_____
Notary Public
My Commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On September 24, 2021 before me, Josh Stittsworth, notary public
(insert name and title of the officer)

personally appeared Josephine E. Mooers,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

JOSH STITTSWORTH
Notary Public - California
Orange County
Commission # 2361614
My Comm. Expires Jul 14, 2025