Karen Johnson Davidson County
Batch# 731393 DEEDWARR
10/07/2021 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20211007-0134881

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of September, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Christopher Joseph Shandor	Pinnacle Bank	065-13-0-016.00
(NAME)	(NAME)	
4824 Big Horn Drive	150 3rd Avenue South	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	

Warranty Deed

For and in Consideration of the sum of $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 **Terry Reed Moyers, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Christopher Joseph Shandor , single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the map entitled Section One, Sherwood Forest, of record in Book 4175, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY DEAN MOYERS AND WIFE, GINA L. MOYERS, by deed from DALLAS QUAY SMALLWOOD AND WIFE, SOLANGE G. SMALLWOOD, of record in Book 7687, page 896, dated October 21, 1988, said Register's Office. Being further conveyed to LARRY DEAN MOYERS, by quitclaim deed from GINA L. MOYERS, of record in Book 8547, page 910, dated January 5, 1992, said Register's Office. For further reference see Divorce Decree of record in Instrument No. 20080205-0012158, said Register's Office. The said Larry Dean Moyers having since died testate on or about June 15, 2019. Pursuant to his will of record the Seventh Circuit Probate Court, Davidson County Tennessee, Docket No. 20P-2135 devised subject property to TERRY REED MOYERS.

This property is __unimproved _X_improved property known as: 4824 Big Horn Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of September, 2021.

Terry Reed Moyers by Gina Massengale Attorney-in-fact

Terry Reed Moyers by Gina Massengale
His attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Gina Massengale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Terry Reed Moyers and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _____202110070134880___ Register's Office of Davidson County, Tennessee.

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

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/30/21.

Date

Celia Stewart Rouse

Affiant Signature

9/30/21

Date

State of Tennessee

County of Wilson

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

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

