Karen Johnson Davidson County
Batch# 736299 DEEDWARR
10/14/2021 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20211014-0138114

This instrument prepared by:

Hugh W. Entrekin, Esq.
4235 Hillsboro Rd, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $355,000.00.

Julian W Tune
AFFIANT

HWE
NOTARY PUBLIC

My Commission Expires: 7-3-23.

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GENERAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
Julian W. Tune	SAME	141 12 0B 100.00
945 Morton Mill Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristi Shay Moore**, unmarried, ("Grantor") does hereby bargain, sell, transfer and convey unto **Julian W. Tune**, ("Grantee") his successors and assigns, all her right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Southampton, Phase 5 of record in Book 6900, page 217, Register's Office for said County to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kristi Shay Moore by deed from Janice Chandler and Marsha Williams and Jean W. Vick, devisees under the will of Millard W. Reed and Janice Chandler and Jean W. Vick, Co-Executors of the Estate of Millard W. Reed, of record in Instrument No. 20100430-0033055, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Julian W. Tune,** his successors and assigns, forever.

AND **Kristi Shay Moore** does covenant that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except:

I. Property taxes for the year 2021;

II. Those matters depicted on and referenced in the Plat for Southampton, Phase 5, of record in Book 6900, Page 217, Register's Office for Davidson County, Tennessee;

III. All restrictions and covenants within the Declaration of Covenants, conditions and restrictions applicable to Southampton, as amended, of Record in Book 6120, Page 450, Book 6231, Page 63, and Book 7140, Page 345, Register's Office for Davidson County, Tennessee.

AND **Kristi Shay Moore** does further covenant and bind herself, her successors and assigns to warrant and forever defend the title to said land to the said **Julian W. Tune**, his successors and assigns against the lawful claims of all persons whomsoever.

The subject property is improved property known as 945 Morton Mill Road, Nashville, Tennessee, 37221.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this General Warranty Deed has been executed this 1st day of October, 2021.

KRISTI SHAY MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Kristi Shay Moore** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), within named bargainor, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2021.

Notary Public

My Commission Expires: 7-3-23.

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification Form pursuant to T.C.A. 66-24-101(d) (3)

I, Hugh W. Entrekin, 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 10-1-21 (date of document).

HWE

Affiant Signature

10-8-21

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of October, 2021.

Allie Efferson

Notary's Signature

MY COMMISSION EXPIRES: 3-3-25

Notary's Seal (if on paper)

