Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210937539

Karen Johnson Davidson County
Batch# 742132 DEEDWARR
10/25/2021 08:46:21 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20211025-0142651

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

M. Alexis Mongle
Affiant

Subscribed and sworn to before me, this 21st day of October, 2021.

Tara Jones
Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian K. Moore and Gayle J. Moore 760 Rolling Fork Dr. Brentwood, TN 37027	New Owner	Tax Parcel ID No. 141-07-0B-105.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony Askew, married and Leslie Vincent n/k/a Leslie Askew, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brian K. Moore and Gayle J. Moore, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Somerset Farms, Section 4, Phase 1 of record in Plat Book 9700, Page 157, 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 Anthony A. Askew and spouse, Marie Askew by Warranty deed from Robert Warne Fitch and spouse, Jill Elizabeth Fitch of record in Instrument No. 20061114-0141467 Register's Office for Davidson County, Tennessee, dated November 02, 2006 and recorded on November 14, 2006.

Being the same property conveyed to Anthony A. Askew and wife, Marie Askew and Leslie Vincent by Quitclaim deed from Anthony A. Askew and wife, Marie Askew of record in Instrument No. 20071210-0142369 Register's Office for Davidson County, Tennessee, dated December 06, 2007 and recorded on December 10, 2007. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Anthony Askew, husband by Quitclaim Deed from spouse to spouse deed from Marie Askew, wife of record in Instrument No. 20181012-0101379 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 12, 2018.

Marie Askew joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Anthony Askew.

The execution of this instrument is affected by the signature of Anthony Askew as Attorney-in-fact for Marie Askew, which Power of Attorney is recorded in Instrument Number 20211025-0142650, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien due and payable, but not yet delinquent.
Subject to all matters shown on the Plan of record in Plat Book 9700, Page 157, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, amended in Book 9383, Page 526, re-recorded in Book 9662, Page 869, Book 10190, Page 182 and Book 10410, Page 89, all in the Register's Office for Davidson County, Tennessee.
Charter of Somerset HOA of record in Book 7382, Page 225, Book 7820, page 605, Book 8235, page 521 and Book 8584, page 20, in the Register's Office for Davidson County, Tennessee.
By-Laws of Somerset HOA recorded as Exhibit C to the aforementioned DCCR of record in Book 8556, Page 11 (beginning on page 25), in the Register's Office for Davidson County, Tennessee.

This is improved property located at 345 Roslyn Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21st day of October, 2021.

Anthony Askew

Leslie Vincent a/k/a Leslie Askew

Marie Askew by Anthony Askew as Attorney-in-fact

Marie Askew by Anthony Askew as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony Askew and Leslie Askew, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Askew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Marie Askew and that he is authorized by Marie Askew to execute this instrument on her behalf.

WITNESS my hand, at office, this 21st day of October, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022