Karen Johnson Davidson County
Batch# 750396 DEEDWARR
11/05/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20211105-0148430

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:
5-5-2025
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 478
Nashville, TN 37215

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

03-NSH21-03146

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michelle Arceneaux and Keenon Arceneaux 1301 Neelys Bend J77 Madison, TN 37115	Legacy Home Loans LLC 1636 Stearman Drive Suite 6 White House, TN 37188	052-16-0A-077.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Iuliana Chirazi, unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William J. Moore, an Unmarried Man, and Michelle L. Arceneaux and Keenon J. Arceneaux, Wife and Husband, as joint tenants with rights of survivorship.**, hereinafter called the Grantees, their successors 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 Apartment Unit No. J-77 of Neely's Bend Condominium created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Iuliana Chirazi, unmarried woman by Warranty deed from Try Properties, a Tennessee general partnership (f/k/a S.B. Properties, L.P., successor in interest to Try Properties, L.P) of record in Instrument No. 20190423-0037292 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 23, 2019. (Value of consideration shown in aforementioned deed $73,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1301 Neelys Bend J77, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 28th day of October, 2021

Iuliana Chirazi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of October, 2021, before me personally appeared Iuliana Chirazi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 9/21/2024

W. BRAD LEHMAN
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/2/2021 (date ~~of document~~).

Affiant Signature

11/2/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2ND day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMM. EXPIRES MAY 5, 2025

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025