Bk/ 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,913,043.91.

Affiant

Subscribed and sworn to me on November 5, 2021.

NOTARY PUBLIC
My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

Karen Johnson Davidson County
Batch# 750471 DEEDWARR
11/05/2021 03:39:03 PM 2 pgs
Fees: $13.00 Taxes: $7,078.26

20211105-0148524

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34047

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James H. Moore Sara L. Moore 3728 Richland Avenue Nashville, TN 37205	SAME AS NEW OWNERS	104-9-074-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan Webb Helm and Jenifer Leigh Helm, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto James H. Moore and Sara L. Moore, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 185 "Block 8" on the plan of Richland Realty Company's Division "A", which shows said property divided into blocks but does not show a subdivision into smaller lots, of record in Book 161, page 151, Register's Office for said County.

Said Lot No. 185 of "Block 8" fronts 50 feet on the northerly margin of Richland Avenue and extends back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Jonathan Webb Helm and Jenifer Leigh Helm, husband and wife, by Warranty Deed from Robin B. Johnson of record as Instrument No. 20200508-0048341 in the Register's Office for Davidson County, Tennessee, dated May 7, 2020 and recorded May 8, 2020.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been paid and prorated by the parties and assumed by the Grantee(s).
2. Plan of record in Book 161, page 151, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants for Detached Structure of record as Instrument No. 20210302-0026076, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3728 Richland Avenue, Nashville, TN 37205.

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

GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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. 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 our hands on November 5, 2021.

Jonathan Webb Helm

Jenifer Leigh Helm

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 5, 2021, before me personally appeared Jonathan Webb Helm and Jenifer Leigh Helm to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 5, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

