Record + Return

WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 760369 DEEDWARR
11/24/2021 09:38:10 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20211124-0155895

G-VRES-21-0525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Victoria Grace Moore	OWNER	
(NAME)	(NAME)	**161-11-0A-148.00-CO**
525 Huntington Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARRY ANDREW GREER, II, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTORIA GRACE MOORE AND BRENDA HIOB MOORE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 148 on the Final Plat Revision One, Huntington Ridge Townhouse Condominiums, of record in Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Garry Andrew Greer, II, an unmarried man by Warranty deed from Catherine Crews, unmarried of record in Instrument No. 20200730-0084174 Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on July 30, 2020. Being the same property conveyed to Catherine Crews, unmarried by Quitclaim Deed from Mary C. Crews, now known as Catherine Crews, an unmarried woman, of record in Instrument No. 20180220-0015773, Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on February 20, 2018. Being the same property conveyed to Mary C. Crews, an unmarried woman by Warranty Deed from Rusty M. Culp, an unmarried woman, of record in Instrument No. 20021204-0149150, Register's Office for Davidson County, Tennessee, dated November 22, 2002 and recorded on December 04, 2002.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 846, 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 4729, Page 687; amended in Book 4889, Page 905 and in Book 5394, Page 243, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7423, Page 762; amended in Instrument No. 200803240029069, Instrument No. 201103310024865, and in Instrument No. 201307240076332, in the Register's Office for Davidson County, Tennessee.
- Charter of Huntington Ridge Townhouse Homeowners Association of record in Book 4729, Page 682 and in Book 4890, Page 84, in the aforesaid Office.
- Dedication of Common Areas to HOA of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.
- Master Deed of Huntington Ridge Homeowners Association of record in Book 4529, Page 827, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 9732, Page 308; Book 9732, Page 551; Book 9775, Page 308; and in Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140902-0079897, in the Register's Office for Davidson County, Tennessee.

- Easements and restriction of record in Book 4499, Page 443, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **525 Huntington Ridge Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 19th DAY OF NOVEMBER, 2021.

Garry Andrew Greer, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARRY ANDREW GREER, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires: 6-11-23
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212