This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14955-TC

Karen Johnson Davidson County
Batch# 777220 DEEDWARR
12/21/2021 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $592.00
20211221-0168321

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Subscribed and sworn to before me, this the 8th day of December, 2021.

Notary Public
My Commission Expires: 9-21-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Heather McIntosh Rainey 420 Walton Lane, Unit L61 Madison, TN 37115	NEW OWNER	051-15-0A-061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, we, **Denise E. Moore, unmarried, and Jasmine E. Moore, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Heather McIntosh Rainey, single woman**, hereinafter called the Grantee, her heirs 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 Unit No. L-61 as shown on the Plat of Quail Creek Condominiums of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association all as described in Book 6328, Page 44, et seq. said Register's Office.

Being the same property conveyed to Denise E. Moore and Jasmine E. Moore As Tenants in Common with Rights of Survivorship, by Warranty Deed from Janelle Wilson, Married and Jari Wilson, Unmarried, of record in Instrument No. 20200521-0052987, in the Register's Office of Davidson County, Tennessee, dated May 18, 2020 and recorded on May 21, 2020.

Being the same property conveyed to Janelle Wilson, Married and Jari Wilson, Unmarried, As Tenants in Common With Right of Survivorship, by Warranty Deed from Alicia Bequette, Unmarried, of record in Instrument No. 20180326-0028251, in the Register's Office of Davidson County, Tennessee, dated March 23, 2018 and recorded on March 26, 2018.

This Instrument executed on behalf of Jasmine E. Moore ("Principal") by Denise E. Moore pursuant to the Power of Attorney of record in Instrument Number ___202112210168320_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **420 Walton Lane, Unit L61, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2021.

GRANTOR:

Denise E. Moore

Denise E. Moore

Jasmine E. Moore by DENISE MOORE, her attorney-in-Fact

Jasmine E. Moore by Denise Moore, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Denise E. Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of December, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Denise E. Moore the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jasmine E. Moore ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 8th day of December, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed
From: Denise E. Moore and Jasmine E. Moore
To: Heather Rainey

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Denise E Moore
Affiant

WITNESS my hand and seal at office this 8th day of December, 2021.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Jennifer Harris, 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 12-8-2021 (date of document).

Affiant Signature

12-14-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

