Karen Johnson Davidson County
Batch# 795779 DEEDWARR
01/26/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $924.63
20220126-0009596

WARRANTY DEED

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2023

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek C. Youel	Truist Bank	
(NAME)	(NAME)	043020A20500CO
205 Cedarwood Lane	PO Box 26149	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Richmond, VA 23260-6149	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Keith Albert Moore , unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek C. Youel ,** HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Lot No. 205, on the plan of Resubdivision of a portion of Phase Two, Cedarwood Courtyard Homes, Buildings N Thru Z, of record in Plat Book 5200, Page 590, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Keith Albert Moore and wife, Jeanette Moore, by virtue of that certain Warranty Deed dated February 25, 2013, and being of record at Instrument No. 20130301-0020929 in the Register's Office of Davidson County, Tennessee. Jeanette Moore having since deceased on or about December 3, 2021, leaving Keith Albert Moore as the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register of Deed's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 205 Cedarwood Ln Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 13th day of January, 2022.

Keith Albert Moore

~~Jeanette Moore~~

STATE OF
COUNTY OF Cleveland

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Keith Albert Moore** ~~**and Jeanette Moore**~~, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of January, 2022.

Notary Public
My Commission Expires: 3-15-26

Kirstin R Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 15, 2026

Certificate of Authenticity

I, Jamika Jones, 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 1/12/2022.

Date

Jamika Jones
Affiant Signature

01/18/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18th day of January, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY