Karen Johnson Davidson County
Batch# 807962 DEEDWARR
02/17/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220217-0018783

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2022.

Notary Public

My commission expires: 9-2-24

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hunter Moore	**Broker Solutions dba New American Funding**	**117-07-0M-019.00-CO**
2041 Stokes Lane	**6504 International Pkwy, Ste 1300**	
Nashville, TN 37215	**Plano, TX 75093**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Neil Shaun Webb and wife, Elizabeth Richards Webb, and Robert Stephen Richards and wife, Jane B. Richards

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Hunter Moore, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 2041, of Building 200 on the plan of Fairsted Park Condominiums, a horizontal property regime established by the Master Deed of record in Instrument No. 20021121-0145225, and as amended in Instrument No. 20030328-0041138, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Elizabeth S. Richards, unmarried, Robert Stephen Richards and wife, Jane B. Richards by Warranty deed from Robert O. Keenan and spouse, Vivienne C. Keenan of record as Instrument No. 20111004-0076719, Register's Office for Davidson County, Tennessee; the said Elizabeth S. Richards having since married Neil Shaun Webb, and is now known as Elizabeth Richards

Webb; the said Neil Shaun Webb, spouse of the said Elizabeth Richards Webb joins in the execution of this instrument to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as **2041 Stokes Lane, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28 day of January, 2022.

1/28/2022
Neil Shaun Webb

Elizabeth Richards Webb

Robert Stephen Richards

Jane B. Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Neil Shaun Webb, Elizabeth Richards Webb, Robert Stephen Richards, and Jane B. Richards, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28 day of January, 2022.

Notary Public
My Commission Expires: 8-20-2023

LTC File No. 21-000509-528

JOHN W. BISHOP
STATE OF 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 02/08/2022 ____ (date of document).

Affiant Signature

02/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8th day of February, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025