Karen Johnson Davidson County
Batch# 827473 DEEDWARR
03/24/2022 09:06:13 AM 2 pgs
Fees: $13.00 Taxes: $1,798.20
20220324-0033813

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220200038

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$486,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of March, 2022.

Patricia Hurst
Notary Public

MY COMMISSION EXPIRES: 4.15.25

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Chase Tipton and Catherine Naples Tipton 7433 Stecoah St Antioch, TN 37013	**New Owner**	**181-03-0A-246.00 CO**

FOR AND IN 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, WE,

Clay Moerland, Jr and Melissa Moerland, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Chase Tipton and Catherine Naples Tipton, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 81 on the Plan of Section One, Phase One, Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option, of record in Instrument Number 20060330-0035946, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Clay Moerland, Jr. and Melissa Moerland, husband and wife, by Warranty Deed from David Puerto, an unmarried man, dated 1/25/2016 and recorded 1/29/2016 in Instrument No. 20160129-0008771, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( )
This is improved (X) property known as **7433 Stecoah St, Antioch, TN 37013**
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 our hands this 23rd day of March, 2022.

Clay Moerland, Jr

Melissa Moerland

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clay Moerland, Jr and Melissa Moerland 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.

Witness my hand and official seal at Smyrna, Tennessee, this 23rd day of March, 2022.

Commission Expires: 4.15.25

Notary Public

PATRICIA L. HURST
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY