Karen Johnson Davidson County
Batch# 828642 DEEDWARR
03/25/2022 11:25:32 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20220325-0034761

Prepared by:
Record and Return To:
Christman and Rosenthal Title, LLC
[illegible]

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR[illegible] 2024

05-NSH22-03732

Address of New Owner:	Send Tax Bills to:	Tax Information:
Armelle Le Guelte 2628 Solon Dr Nashville, TN 37206	NW Owner	084-01-0-170.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wanda F. Moore, A Married Woman Anthony W. Moore, A Married Man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Armelle M. Le Guelte, An Unmarried Woman**, hereinafter called the Grantees, their successors 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 Lot No. 9 on the Plan of Rosebank Terrace, Section II, of record in Book 5210, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wanda Crook, unmarried by Warranty Deed from Diane J. Wilson-Gupton and husband, William J. Gupton of record in Book 9663, page 886, Register's Office for Davidson County, Tennessee, dated April 28, 1995 and recorded on May 04, 1995. (Value or consideration shown in aforementioned deed $65,000.00.)

Being the same property conveyed to Wanda F. Moore, a married woman, and Anthony W. Moore, a married man by Quit Claim Deed from Wanda F. Moore f/k/a Wanda Crook, a married woman who acquired title as unmarried, herein joined by her spouse, Anthony W. Moore of record in Instrument No. 20141119-0106627 Register's Office for Davidson County, Tennessee, dated October 27, 2014 and recorded on November 19, 2014. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2628 Solon Dr, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of March, 2022

Wanda F Moore
Wanda F. Moore

Anthony W. Moore
Anthony W. Moore

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 24th day of MARCH, 20 22, before me personally appeared Wanda F. Moore and Anthony W. Moore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 08/21/2022

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023