Karen Johnson Davidson County
Batch# 849943 DEEDWARR
05/03/2022 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20220503-0051152

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2022.

Notary Public
My Commission Expires:

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

2022-159

Address of New Owner:	Send Tax Bills to:	Tax Information:
Xavier C. Settle	Legacy Home Loans LLC	
1638 54th Avenue North, 129	1036 Stearman Dr, Suite 6	091-03-0C-017.00-CO
Nashville, TN, 37209	White House, TN 37188	

WARRANTY DEED

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

John A. Moore, a single man and John M. Moore, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Xavier C. Settle, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 129 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to John A Moore, a single man and John M. Moore, a married man by Warranty deed from Silo House, LLC A Tennessee limited liability company of record in Instrument No. 20200422-0042047 Register's Office for Davidson County, Tennessee, dated April 17, 2020 and recorded on April 22, 2020.

Subject property was not the primary residence of John M. Moore or his spouse.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1638 54th Avenue North, 129, Nashville, TN 37209.**

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 13th day of April, 2022.

John A. Moore

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 John A. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – April D. Wideman
My Commission Expires: 03/07/2026

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1638 54th Avenue North, 129, Nashville, TN 37209.**

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 22nd day of April, 2022.

John Aubrey ~~Moore~~

John M. Moore

ST

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ NASSAU

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~John Aubrey Moore~~ and John M. Moore, 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 ~~Nashville, Tennessee,~~ Fernandina Beach, Florida this 22nd day of April, 2022.

ST

Notary Public
My Commission Expires: 10/27/2024

STEPHANIE JONES
Notary Public - State of Florida
Commission # HH 017812
My Comm. Expires Oct 27, 2024
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 04/27/2022 ____ (date of ~~document~~).

Affiant Signature

04/27/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27 day of April, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025