Karen Johnson Davidson County
Batch# 857482 DEEDWARR
05/18/2022 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220518-0057211

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $550,000.00.

Affiant

Subscribed and sworn before me this the 9th day of May, 2022.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Noah Moyers and Emilie Brooke Stearns 1112 Chester Ave Nashville, TN 37206	Legacy Home Loans LLC 1036 Stearman Drive, Ste 6 White House, Tn 37188	072-14-0 079.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COREY ARNOLD AND SHELLEY KAY ARANT A/KA/ SHELLEY KAY ARNOLD, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL NOAH MOYERS, AN UNMARRIED MAN AND EMILIE BROOKE STEARNS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Chesterfield Place, of record in Plat Book 332, Page 147, 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 Corey Arnold and Shelley Kay Arant, husband and wife, by deed dated 06/30/2017, from Ashley E. Bosshart, an unmarried woman and Nicholas Buda, an unmarried man, of record in Instrument No. 20170705-0067191, Register's Office for said County. The said Shelley Kay Arant is one in the same person as Shelley Kay Arnold.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1112 Chester Ave, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 9th day of May, 2022.

Corey Arnold

Shelley Kay Arnold

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Corey Arnold and Shelley KAY Arnold a/k/a Shelley Kay Arant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

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 05/11/2022 ____ (date of document).

Affiant Signature

05/11/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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