PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 860472 DEEDWARR
05/23/2022 09:42:51 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20220523-0059355

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $800,000.00.

Affiant

Sworn to and subscribed before me this 19th day of May, 2022.

Notary Public
My Commission Expires: 3/7/24

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Stuart Burke Moore and Taylor Riley Moore	527 Brentview Hills Drive	Owner	
527 Brentview Hills Drive			160-04-0-135.00
Nashville, TN 37220	Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Emily G. Davidson, an unmarried person,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Stuart Burke Moore and Taylor Riley Moore, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Section 5, Brentview Hills of record in Plat Book 3842, Page 260, 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 Emily G. Davidson, an unmarried person by Warranty deed from Joshua Borders and Sara Borders, husband and wife of record in Instrument No. 20180424-0038604 Register's Office for Davidson County, Tennessee, dated April 23, 2018 and recorded on April 24, 2018.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3842, Page 260, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4404, Page 813, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color,

religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Grant of Transmission Line Easement of record in Book 2274, Page 425, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 2295, Page 534, in the Register's Office for Davidson County, Tennessee.

Grant of Easement Transmission of record in Instrument No. 20121205-0111985, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 19th day of May, 2022.

Emily G. Davidson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Emily G. Davidson, an unmarried person,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires