Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
ESCROW #: BS EXP 22112

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8183-2022

Karen Johnson Davidson County
Batch# 864892 DEEDWARR
05/31/2022 02:16:41 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20220531-0062728

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2022

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD MY COMM. EXPIRES 03/22/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elijah Brooks 103 Marshal Greene Circle Goodlettsville, TN 37072	Same address as new owner	034-13-0-175

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TEN THOUSAND AND 00/100 Dollars ($210,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD MOORE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELIJAH BROOKS**, single, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, Block D, on the plan of East Lawn, of record in Book 547, pages 153 and 154, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard Moore from American General Financial Services, Inc., by Special Warranty Deed dated August 31, 2006 and recorded September 14, 2006 in Instrument #20060914-0114097, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 112 Odette Street, Madison, TN 37115

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of May, 2022

GRANTOR(S)

Richard Moore

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Richard Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20 day of May, 2022.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26