Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 866354 DEEDWARR
06/02/2022 11:56:56 AM 2 pgs
Fees: $13.00 Taxes: $3,626.93
20220602-0063773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0347

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anna Christian Moise and the Allison Bare Moise 2017 Family Trust	New Owner	Map: 131060C06300
(NAME) 82 Ravenwood Hills Cir.	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED EIGHTY THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS ($980,250.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARGARET ANNE MATHEWS, TRUSTEE OF THE MARGARET ANNE MATHEWS REVOCABLE LIVING TRUST, ESTABLISHED BY REVOCABLE TRUST AGREEMENT DATED NOVEMBER 30, 2011,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANNA CHRISTIAN MOISE, UNMARRIED (AS TO A 50% INTEREST) AND ALLISON BARE MOISE AND ROBERT CHRISTIAN MOISE, TRUSTEES OF THE ALLISON BARE MOISE 2017 FAMILY TRUST (AS TO A 50% INTEREST),

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 102 as shown on the Plat of Burton Hills Village of Ravenwood - Tract 20, of record in Plat Book 6900, Page 222; as Revised in Plat Book 6900, Page 363, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Margaret Anne Mathews, Trustee of the Margaret Anne Mathews Revocable Living Trust, established by Revocable Trust Agreement dated November 30, 2011, by Quitclaim Deed from Margaret Anne Mathews, of record in Instrument No. 20120103-0000264, dated November 30, 2011, see also Memorandum of Trust in Instrument No. 20120103-0000263 and Warranty Deed in Book 8761, Page 969, re-recorded in Book 8835, Page 746, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 363, said Register's Office: (3) PUD Boundary of record in Book 6250, Page 978, in the Register's Office for Davidson County, Tennessee: (4) All matters of record in Book 6900, Page 55, in the Register's Office for Davidson County, Tennessee: (5) Agreement of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416, in the Register's Office for Davidson County, Tennessee: (6) Sanitary Sewer Easement of record in Book 3702, Page 250 and Book 4298, Page 491, in the Register's Office for Davidson County, Tennessee: (7) Charter for Village of Ravenwood Homeowners Association of record in Book 7189, Page 67, in the Register's Office for Davidson County, Tennessee: (8) Declaration of Restrictions of record in Book 6326, Page 588, in the Register's Office for Davidson County, Tennessee: (9) Charter for Burton Hills Homeowners Association of record in Book 6517, Page 505, amended in Book

6921, Page 216, in the Register's Office for Davidson County, Tennessee: (10) Charter for Burton Hills Recreational Association of record in Book 6517, Page 511, amended in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee: (11) Deed of Conveyance for Sanitary Sewers of record in Book 7240, Page 543 and Book 7275, Page 826, in the Register's Office for Davidson County, Tennessee: (12) Deed of Conveyance for Water Main of record in Book 7240, Page 605, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6517, Page 522, amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7040, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733 and DCCR's for Village of Ravenwood in Book 7071, Page 460, Book 7146, Page 183 and Book 7147, Page 421, Book 7076, Page 763, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 82 Ravenwood Hills Cir., Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of June, 2022.

Margaret Anne Mathews, Trustee of the Margaret Anne Mathews Revocable Living Trust, established by Revocable Trust Agreement dated November 30, 2011

BY: Margaret Anne Mathews
Margaret Anne Mathews
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Margaret Anne Mathews, Trustee of the Margaret Anne Mathews Revocable Living Trust, established by Revocable Trust Agreement dated November 30, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee, of the Margaret Anne Mathews Revocable Living Trust, established by Revocable Trust Agreement dated November 30, 2011, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Margaret Anne Mathews, as Trustee.

Witness my hand and official seal this 1st day of June, 2022.

My commission expires: 3/6/24

Notary Public

