WARRANTY DEED

Karen Johnson Davidson County
Batch# 866779 DEEDWARR
06/02/2022 03:17:49 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220602-0063931

J-IAH-22-3836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Inland Asset Holdings	**New Owner**	
(NAME)	(NAME)	**050-06-0-110.00**
222 N Mountain Ave #109-B		
(ADDRESS)	(ADDRESS)	
Upland, CA 91786		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF TERRIANCE D. MOODY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INLAND ASSET HOLDINGS, A CALIFORNIA CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 37, on the Plan of Northbrook Subdivision, Phase Two, Final Plat, of record in Plat Book 9700, Page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Terriance D. Moody, married by Warranty deed from Buddy Dunn Contractors, L.P of record in Instrument No. 200001040001115, Register's Office for Davidson County, Tennessee, dated December 30, 1999 and recorded on January 04, 2000. The said Terriance D. Moody having died on May 9, 2019. An Order Approving Sale of Real Estate was filed on May 9, 2022 in the Estate of Terriance Moody, Docket No. 83CHI-2019PR-236, Chancery Probate Court for Sumner County, Tennessee at Gallatin authorizing Tapria Moody, Administrator/Executor to sell 3836 Northbrook Drive, Nashville, TN 37207 on behalf of the Estate of Terriance Moody.

This conveyance is subject to:
- 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 9700, Page 769, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville of record in Book 11030, Page 816 and Book 11030, Page 822, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3836 Northbrook Dr., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF MAY, 2022.

Estate of Terriance D. Moody

BY: Tapria, Admin
Tapria Moody
Administrator/Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAPRIA MOODY, ADMINISTRATOR/EXECUTOR of the ESTATE OF TERRIANCE D. MOODY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212