RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-7654-2022

Karen Johnson Davidson County
Batch# 871391 DEEDWARR
06/14/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,227.40
20220614-0067646

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $602,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2022.

NOTARY PUBLIC

My commission expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Moore 4816 Shadescrest Dr Nashville TN 37211	Same address as new owner	147-06-0-062

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWO THOUSAND AND 00/100 Dollars ($602,000.00) 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, **KRISTINA NEAHRING,** unmarried,hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WILLIAM H. MOORE AND MARY A. MOORE**, husband and wife, 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. 50 on the Plan of Section 1 (Revised) Caldwell Hall, of record in Book 2900, pages 57, 58, and 59, 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 Kristina Neahring, a single woman, from Hunter K. Huston and Jessica H. Huston, husband and wife, by Warranty Deed dated June 2, 2020 and recorded June 15, 2020 in Instrument #20200615-0060793, 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 improved property, known as: 4816 Shadescrest Drive, Nashville, TN 37211.

TO 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 3rd day of June, 2022

GRANTOR(S)

Kristina Neahring

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Kristina Neahring, 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 3rd day of June, 2022.

Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th 2024

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 June 3, 2022.

Signature
Date: June 3, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of June, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD