WARRANTY DEED

Karen Johnson Davidson County
Batch# 877783 DEEDWARR
06/24/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20220624-0072690

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE GARDNER COUNTY My Commission Expires 04-23-202

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Moresco and Lynda Moresco	New Owner	
(NAME)	(NAME)	115 06 0 024.00
6733 Currywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHELBY H. WHITE AND MELANIE D. WHITE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT MORESCO AND LYNDA MORESCO, HUSBAND AND WIFE,** 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. 38 on the Plan of Section Two, West Meade Hills, as of record in Book 2900, Page 98, said Register's Office.

Said Lot No. 38 fronts 125 feet on the Southwesterly side of Currywood Drive and runs back 318 feet on the Northwesterly line and 359.9 feet on the Southeasterly line, to a dead line in the rear measuring 130.2 feet thereon.

Being the same property conveyed to Shelby H. White and wife, Melanie D. White, by Warranty Deed from William Donald Duke Jr. and wife, Laura L. Duke, of record in Instrument No. 20041124-0140979, in the Register's Office of Davidson County, Tennessee, dated November 19, 2004 and recorded on November 24, 2004.

This conveyance is subject to all easements and restrictive covenants and conditions of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 6733 Currywood Drive, Nashville, TN 37205
(House Number) (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 my hand this 14th day of June, 2022

SHELBY H. WHITE

MELANIE D. WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelby H. White and Melanie D. White, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on June 14, 2022.

Affiant Signature

6.14.22

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 14 day of June, 2022

Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY