Name and Address of New Owner:
Alex Moore and Lindsay Schachinger
6856 Scarlet Ridge Drive
Brentwood, TN 37027

Send Tax Bills To:
NEW OWNER
6856 SCARLET RIDGE DRIVE
BRENTWOOD TN 37027

Karen Johnson Davidson County
Batch# 884110 DEEDWARR
07/05/2022 11:31:30 AM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20220705-0077299

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 181 10 0A 068.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stacy C. Stewart, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexander G Moore, a single man and Lindsay Schachinger, a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of First Revision, Phase Two, Autumn Oaks Subdivision of record in Plat Book 11700, Page 64 and 65, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stacy C. Stewart, a single woman, by Warranty Deed from Buford Deford and Jane Deford, husband and wife, of record in Instrument No. 20150819-0083593, in the Register's Office of Davidson County, Tennessee, dated August 14, 2015 and recorded on August 19, 2015.

This improved property known as 6856 Scarlet Ridge Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2022.

Stacy C. Stewart (SEAL)
Stacy C. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2022, before me personally appeared Stacy C. Stewart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $565,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of June, 2022.

Notary Public
My commission expires:
File No. 2022-4698-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202207050077299

Certificate of Authenticity

I, Allison Taylor, 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 30, 2022.

Date

Affiant Signature

7/5/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of JULY, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON