Karen Johnson Davidson County
Batch# 889155 DEEDWARR
07/14/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220714-0081004

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00.

Affiant

Subscribed and sworn to me on 07/12/22.

NOTARY PUBLIC

My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Phillip J. McHugh 512 Bellmore Place Nashville, TN 37209	New Owner	103 02 0B 004.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James C. Moore, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Phillip J. McHugh, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 4, BELLMORE PLACE, REVISED, as shown on plat of record in Plat Book 6200, Page 808, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed by Quitclaim Deed from J. Craig Moore and James B. Moore, Both Unmarried Individuals, as Tenants in Common with Rights of Survivorship, to James C. Moore, an unmarried man, as recorded on the 30th day of April, 2015 in Instrument No. 20150430-0038570, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 512 Bellmore Place, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 07/12/22.

James C. Moore

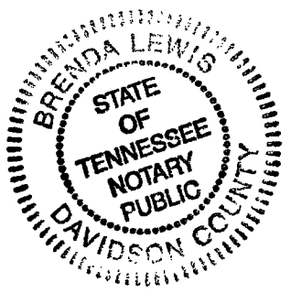
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/12/22, before me personally appeared James C. Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his free act and deed.

Witness my hand and official seal on 07/12/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/12/2022 (date of document).

Jennifer Russell
Affiant Signature

7/14/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

