Karen Johnson Davidson County
Batch# 890603 DEEDWARR
07/18/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20220718-0082222

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-2871

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Tn Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of July, 2022

Notary Public

Commission Expires: 10/11/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob Brown and Clint Clayton 6000 Ammonett Drive Franklin, TN 37067	New Owner	044-15-0-208.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Terena H. Moore, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Brown and Clinton Clayton

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. 221 of Section A, Old Hickory Village, on the Plan of E.I duPont de Nemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Terena H. Moore by Warranty deed from Jimmy P. Murphy and Wife, Tina M. Murphy of record in Book 8792, page 389, Register's Office for Davidson County, Tennessee, dated November 03, 1992 and recorded on November 20, 1992.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 911 Jones Street, Old Hickory, TN 37138

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 so 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.

Dated this the 12th day of July, 2022.

Terena Moore

Terena Moore

STATE OF TENNESSEE
COUNTY OF WILSON

On this 12th day of July, 2022, before me personally appeared Terena Moore, 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.

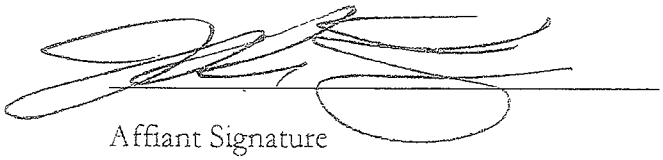
Witness my hand, at office, this 12th day of July, 2022.

Notary Signature
My commission expires: 06/28/2025



Certificate of Authenticity

I, Joshua A. Terry, 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 July 15, 2022.



Affiant Signature

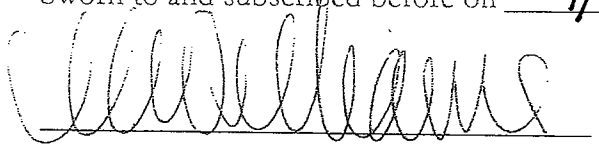
7/15/2022

Date

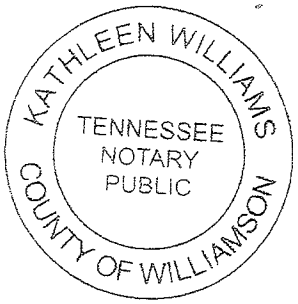
State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/15/2022.



Notary Public



My Commission Expires: 5-23-23