Karen Johnson Davidson County
Batch# 890882 DEEDWARR
07/19/2022 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220719-0082691

ADDRESS NEW OWNER: Bruce Curry
1918 Upland Drive
Nashville, TN 37216

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 072-12-0-291.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Louise A. Moore, unmarried and Emily J. Moore, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Bruce Curry, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 140, on the Plan of Section Two, Burchwood Gardens, as of record in Book 2900, Page 66, to which said plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Louise A. Moore and Emily J. Moore, both unmarried, by deed from Mary Kathryn Goodwin, unmarried, recorded September 2, 2016, of record in Instrument No. 20160902-0092681, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1918 Upland Drive, Nashville, TN 37216.

Grantors warrant that the subject property has never been used a marital residence by either Grantor and is not subject to any marital interests therein.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee at closing.(2) All matters as shown on the Plan of Section Two, Burchwood Gardens, of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee.(3) Restrictions of record in Book 300, Page 528, said Register's Office.(4) Deed of Conveyance to Metro for Water Mains of record in Book 3069, Page 40, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of July 2022.

Louise A. Moore

Emily J. Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Louise A. Moore, unmarried and Emily J. Moore, married** with whom I am personally acquainted, or who 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 official seal at office this 15th day of July 2022.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $515,000.00.

Affiant

Subscribed and sworn before me this 15th day of July 2022.

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Notary Public
My Commission Expires: 9-2-2024

File No. 2206-143

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/19/2022 ____ (date of document).

Affiant Signature

07/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025