Karen Johnson Davidson County
Batch# 902975 DEEDWARR
08/12/2022 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20220812-0091951

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3660

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

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

Notary Public

Commission Expires: 1/3/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Derek C. Mitchell and Amy F. Mitchell 821 Walden Way Hermitage, TN 37076	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	075 16 0A 046.00

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,

Michelle Laree Moore and Kyle Lynn Moore, wife and husband

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

Derek Charles Mitchell and Amy Foster Mitchell, 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:

Being Lot No. 25, on the Plan of Phase 2-B, Walden Woods, of record in Instrument No. 20010226-0017620, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Evans S. Chandler and wife, Kimberly L. Chandler to Michelle Laree Moore and Kyle Lynn Moore, wife and husband, recorded June 2, 2021, as Instrument No. 20210602-0074029 in Davidson County, Tennessee Register of Deeds.

Kimberly L. Chandler to Michelle Laree Moore and Kyle Lynn Moore, wife and husband, recorded June 2, 2021, as Instrument No. 20210602-0074029 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $430,000.00.

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: 821 Walden Way, Hermitage, TN 37076

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 11 day of August, 2022.

Kyle Lynn Moore

Michelle Laree Moore

STATE OF FL
COUNTY OF Orange

On this 11 day of August, 2022, before me personally appeared Kyle Moore and Michelle 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 11 day of August, 2022.

Notary Signature
My commission expires: 8.24.25

AL CAMPBELL
Notary Public-State of Florida
Commission # HH 168940
My Commission Expires
August 24, 2025

Certification of Recorded Documents

I, Karen Suggs, 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 August 12, 2022.

Karen Suggs

(AFFIANT) – Karen Suggs

08/12/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 12th day of August, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY