Karen Johnson Davidson County
Batch# 903784 DEEDWARR
08/16/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,575.20
20220816-0092647

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $696,000.00.

Affiant

LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

Subscribed and sworn to before me this 11 day of August, 2022.

Notary Public
My Commission Expires: 10/2/2023

2022-369

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hunter Batson and Ashley Batson	NEW OWNER	
5144 Glencarron Drive		161-01-0B-118.00
Nashville, TN, 37220		

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, we

Donald Moe and Stephanie Moe, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hunter Batson and Ashley Batson, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of First Revision, Phase Three, Section Two, Aberdeen Woods (A Planned Unit Development) of record in Plat at Instrument No. 20010906-0096711 , as resvied in Instrument No. 20011231-0144800, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald Moe and Stephanie Moe, husband and wife by Warranty deed from Parker Page and Rachel S. Page, husband and wife of record in Instrument No. 20190606-0054245 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 06, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5144 Glencarron Drive, Nashville, TN 37220.**

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 do 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.

Witness our hands this 11 day of August, 2022.

Donald Moe

Stephanie Moe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Moe and Stephanie Moe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of August, 2022.

Notary Public: D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/11/2022.

D. Shayne Adair

8/15/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 15 day of August, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026