Karen Johnson Davidson County
Batch# 903984 DEEDWARR
08/16/2022 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20220816-0092657

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3781

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of August, 2022

Notary Public

Commission Expires: 9/6/2022

COUNTY OF DAVIDSON SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Cassidy 344 Huntington Ridge Drive Nashville, TN 37211	Michael Cassidy 4000 Washington St. Boston, MA 02131	161-11-0A-002.00-CO

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,

Constance L. Moore, an unmarried woman

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

Michael Cassidy

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 Townhouse 2 on the Plan of Huntington Ridge Townhouse of record in Book 4675, page 9 and amended in Book 9700, page 846 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Constance L. Moore, unmarried by Warranty deed from William A. McDaniel and wife, Margaret F. McDaniel of record in Instrument No. 20061009-0125208 Register's Office for Davidson County, Tennessee, dated September 28, 2006 and recorded on October 09, 2006.

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: 344 Huntington Ridge Drive, Nashville, TN 37211

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 15th day of August, 2022.

Constance L. Moore

Constance L. Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of August, 2022, before me personally appeared Constance L. 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 15th day of August, 2022.

Notary Signature
My commission expires: 9/6/2024

COUNTY OF DAVIDSON
SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE

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 8/15/2022.

Affiant Signature

8/16/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/16/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON