Karen Johnson Davidson County
Batch# 909560 DEEDWARR
08/30/2022 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20220830-0097568

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,000.00.

Jessica Mary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26TH~~ 29th DAY OF AUGUST, 2022.

Lue Moeller
Notary Public

MY COMMISSION EXPIRES: 1-30-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Donald Joseph Moeller and Sarah Marie Moeller	New Owner	171 03 0B 163.00
(NAME) 131 Carriage Court	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Tyler B. Bodiford and Aubrey Morgan Bodiford, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Donald Joseph Moeller and Sarah Marie Moeller, 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:

Land in Davidson County, Tennessee, Being Unit 23, Townhomes of Fredericksburg, Phase Two, Section Five, Revision One, as shown on plat record in Instrument No. 200008040077800, on the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tyler B. Bodiford and Aubrey Morgan Bodiford, husband and wife from Rojeen Merani, married by Warranty Deed dated June 18, 2019 and recorded on June 19, 2019 in Instrument No. 20190619-0059228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 131 Carriage Court, Brentwood, TN 37027

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 26th day of August, 2022.

Tyler B. Bodiford

Aubrey Morgan Bodiford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tyler B. Bodiford and Aubrey Morgan Bodiford, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2022.

Notary Public

My Commission Expires:

(SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Midtown Title [illegible]sboro
262 Robert Rose Dr, Ste 101
Murfreesboro, TN 37129
2-18807-LM

Certificate of Authenticity

I, Jessica May, do hereby make oath that I am 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 26 August, 2022

Jessica May
Affiant Signature

8/29/22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29 day of August, 2022

Notary's Signature
My Commission Expires: 1-30-2024

Notary's Seal

