WARRANTY DEED

Karen Johnson Davidson County
Batch# 913931 DEEDWARR
09/08/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,759.35
20220908-0100658

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-081452

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Spencer G. Moore and Alan G. Moore	CapStar Bank	
(NAME)	(NAME)	
338 Maple Street	2002 Richard Jones Road, Ste A300	043-13-0-198.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($475,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARIBEL DEL CARMEN DE AGUILAR AND MARTIN M. AGUILAR, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SPENCER G. MOORE, AN UNMARRIED MAN AND ALAN G. MOORE, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 Lot No. 10 and the East 25 feet of Lot No. 9 of Block "G" on the Map of Forest Park Subdivision, as of record in Book 843, Page 44, Register's Office for said County.

Said Lot No. 10 and part of Lot 9 adjoin and front together 76 feet 4 inches in the South side of Maple Street and run back between lines, 275 feet on the East line of Lot 10 and 260 feet, more or less, on the Westerly line of part of Lot 9, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Blake H. Wilson and wife, Rebecca Y. Wilson by Warranty Deed from Gordon H. Thompson and Preston Lohmeyer, dated 12/16/2014, of record in Instrument 20141218-0115769, Register's Office for Davidson County, Tennessee.

The Company requires for its review a copy of the Decree of Divorce or Dissolution, and Settlement Agreement, if any, between Blake H. Wilson and Rebecca Y. Marr. At that time, the Company may make additional requirements or exceptions.

Being the same property conveyed to Maribel del Carmen Rivera De Aguilar and Martin M. Aguilar, wife and husband by Warranty Deed from Blake H. Wilson, unmarried and Rebecca Y. Marr, f/k/a Rebecca Y. Wilson, unmarried, dated 01/24/2022 and recorded 02/02/2022, of record in Instrument 20220202-0012590, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 338 Maple Street, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 7th day of September, 2022

Maribel del Carmen De Aguilar

Martin M. Aguilar

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Maribel del Carmen De Aguilar and Martin M. Aguilar, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of September, 2022.

Notary Public

My Commission Expires: 4/20/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 7, 2022.

Affiant
Date: September 8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of September 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY