Karen Johnson Davidson County
Batch# 914557 DEEDWARR
09/09/2022 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20220909-0101143

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 06-02-25
(AFFIX SEAL)

Whitney McElroy State of Tennessee Notary Public Williamson County

File #22-DM-1824-A-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Eric Moore, Trustee of the Stephen Eric Moore Revocable Trust (NAME)	SAME AS NEW (NAME)	
1824 6th Avenue North, A (ADDRESS)	OWNER (ADDRESS)	081-08-0G-002.00-CO
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN L. BYRNE, AN UNMARRIED PERSON, AND JUDY MAINORD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN ERIC MOORE, TRUSTEE OF THE STEPHEN ERIC MOORE REVOCABLE TRUST DATED JUNE 27, 2012,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1824B on The Plan of Province on 6th as shown as Exhibit "A" of record in Instrument No. 20070525-0062516, 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 David Mainord and wife, Judy Byrne Mainord Warranty deed from Patricia B. Henderson and Caroline R. Martin of record in Instrument No. 20091013-0094866 Register's Office for Davidson County, Tennessee, dated October 07, 2009 and recorded on October 13, 2009.

Being the same property conveyed to Judy Mainord by Quit Claim deed from Lorine M. Taylor of record in Instrument No. 20210831-0117184 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 31, 2021.

Being the same property conveyed to Judy Mainord by Quit Claim deed from David Mainord of record in Instrument No. 20211209-0163646 Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on December 09, 2021.

Being the same property conveyed to Jonathan L. Byrne and Judy Mainord by Quit Claim Deed from Judy Mainord of record in Instrument No. 20211209-0163647 Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on December 09, 2021.

The above-referenced property is not the marital residence of Grantor Judy Mainord, or Grantor's spouse as contemplated by T.C.A. 26-2-301, et seq., or other similar law.

This conveyance is subject to:
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070525-0062516, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
*Charter of Province on 6TH Townhouse Corporation Homeowners Association of record in Instrument Number 20070525-0062515, in the Register's Office for Davidson County, Tennessee.
*Subject to rights of others in and to the common areas and/or elements.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1824 6th Avenue North, A, Nashville, TN 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of September, 2022.

Jonathan L. Byrne

Judy Mainord by
Jonathan L. Byrne, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2022, before me personally appeared Jonathan L. Byrne, 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 1st day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jonathan L. Byrne, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Judy Mainord and acknowledged that he executed the same as the free act and deed of the said Judy Mainord.

Witness my hand, at office, this 1st day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 09/01/2022 (date of document).

Affiant Signature

09/9/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of September, 2022.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

