THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37319-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 6th day of October, 2022. Notary Public My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Asonfac Holdings LLC 14176 Old Hickory Blvd Antioch, TN 37013	Wilson Bank & Trust 9200 Carothers Pky #108 Franklin TN 37067	Map and Parcel No.: 09016028300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Moore, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Asonfac Holdings LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 442 Thunderbird Court, Nashville, TN 37209.

Subject property has never been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 926986 DEEDWARR
10/07/2022 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20221007-0110686

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of October, 2022.

Michael J. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2022.

Notary Public

My Commission Expires:

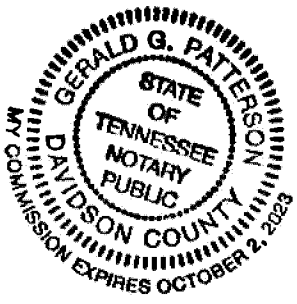


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 541 on the Plan of Charlotte Park Section Eight, as of record in Plat Book 2900, pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael J. Moore, a single man, by deed dated March 3, 2016 from Michael P. Osman, married, of record in Instrument No. 20160304-0020843, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 09016028300.
2. Restrictive Covenants contained in an instrument of record in Book 1788, Page 512 and Book 2965, Page 500, Register's Office for Davidson County, Tennessee.
3. Easement to the City of Nashville for water mains of record in Book 2995, Page 500, Register's Office for Davidson County, Tennessee.
4. Rights, Conditions, Obligations and Restrictions to the use of a Sewerage System stated in an agreement between Consolidated Development Inc. and the City of Nashville of record in Book 2593, Page 566, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 2900, pages 45 and 46, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 6, 2022**.

Date

Affiant Signature

10/07/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **7th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026