Karen Johnson Davidson County
Batch# 928820 DEEDWARR
10/12/2022 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20221012-0112069

2022-0504

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 161150B05300CO

NAME & ADDRESS OF NEW OWNER:
Navjot Singh and Amrit Kaur Mangat
3704 Lausanne Drive
Nashville, Tn 37211

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LAURA CASH MOORE F/K/A LAURA CASH KORNRUMPF AND TROY MOORE, WIFE AND HUSBAND,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **NAVJOT SINGH AND AMRIT KAUR MANGAT,** Both Unmarried "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 216, together with the private elements appurtenant thereto, on the Master Deed for RoseMonte Townhomes, Phase 2, a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated; as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with private elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the Plan of RoseMonte Townhomes, as shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

BEING the same property conveyed to Laura Cash Kornrumpf and Troy Moore, wife and husband, and David L Cash and Linda T. Cash, husband and wife, by Warranty Deed from Joseph Matthew Brewer, dated July 13, 2018, appearing of record in Instrument No. 20180718-0069856, of the Register's Office of Davidson County, Tennessee. BEING further conveyed to Laura Cash Moore and Troy Moore, wife and husband, by Quitclaim Deed from David L. Cash and Linda T. Cash, dated October 26, 2020 in Instrument No. 20201110-0132333, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3704 Lausanne Drive, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the

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same; and that the same is unencumbered, except for the 2022 real property taxes which have been between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 11 day of October, 2022.

Laura Cash Moore

Laura Cash Moore

Troy Moore

Troy Moore

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Laura Cash Moore and Troy Moore, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 11 day of October, 2022.

NOTARY PUBLIC

KAYLA DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle Rayson

AFFIANT

Sworn to and subscribed before me this 11th day of October, 2022.

Jill Swicegood

NOTARY PUBLIC

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/28/26

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Tennessee Certification of Electronic Document

I, Jill Swiregood, 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 10/11/22 (date of document).

Affiant Signature

10/12/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

