Karen Johnson Davidson County
Batch# 928935 DEEDWARR
10/13/2022 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20221013-0112228

WARRANTY DEED

BRIDGETTE N. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$262,000.00~~ $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES 3/15/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Rutherford Contractors Group, LLC	SEND TAX BILLS TO: New Owners	MAP-PARCEL NUMBERS
(NAME) 1918 Rolling Creek Dr	(NAME)	09316020900
(ADDRESS) Murfreesboro TN 37128	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Clair Moreau, a single woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rutherford Contractors Group, LLC** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly 19 1/2 feet of Lot 275 and the Westerly 13 1/2 feet of Lot No. 276 in Mary and Claiborne's Addition to South Nashville, a plan of which is of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said parts of Lot No. 275 and said part of Lot No. 276 together front 33 feet on the south side of Cannon Street and run back between parallel lines 165 feet to an alley, as indicated on said plan.

Being the same property conveyed to Cannon St, LLC, by virtue of that certain Quit Claim Deed dated November 18, 2019, and being of record at Instrument No. 20200730-0084024 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Clair Moreau by virtue of Special Warranty Deed dated May 21, 2010 at Instrument No. 20100701-0051716 in the said Register's Office.

Being the same property conveyed to Clair Moreau, by virtue of that certain Quit Claim Deed being of record at Instrument No. 202210130112227 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as unimproved

67 Cannon St. Nashville, TN 37210
(House Number) (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 hand this 3rd day of October, 2022.

Clair Moreau

CALIFORNIA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 10/3/22 before me, Roger Sampson, Notary Public (insert name and title of the officer), personally appeared **CLAIR MOREAU**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ROGER SAMPSON
Notary Public - California
Los Angeles County
Commission # 2408508
My Comm. Expires Jun 19, 2026

Tennessee Certification of Electronic Document

I, Bridgette N. Anderson, 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 10/3/22 (date of document).

Bridgette N. Anderson
Affiant Signature

10/12/22
Date

State of Tennessee

County of Rutherford

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

TONJA P. RODGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tonja P. Rodgers
Notary Signature

My Commission Expires: 2/24/2026