WARRANTY DEED

Karen Johnson Davidson County
Batch# 929446 DEEDWARR
10/13/2022 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20221013-0112526

File No.: RES-22-21-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Moody and Tyla Moody	New Owner	129 15 0A 012.00 CO
(NAME)	(NAME)	
21 Vaughns Gap Road unit 12 Nashville, TN 37205		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **HARRIS HAWORTH AND KYLIE HAWORTH, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TYLA MOODY AND JASON MOODY, WIFE AND HUSBAND, AND MADISON MOODY, AN UNMARRIED PERSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit in Davidson County, Tennessee, being Unit No. 12, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed and ByLaws of record in Book 7091, Page 302, amended in Instrument No. 20080424-0042111, Instrument No. 20220520-0058927, Instrument No. 20220520-0058928, and Amendment to By-Laws recorded in Instrument No. 20071025-0126213, as appointment of Successor Trustee recorded in Instrument No. 20150520-0046371 and Instrument No. 20150818-0083106, in the Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Harris Haworth, a single man, from Lisa Parham, unmarried, by Warranty Deed dated August 16, 2017, recorded August 18, 2017, in Instrument No. 20170818-0085011, in the Register's Office of Davidson County, Tennessee.

Kylie Haworth joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 21 Vaughns Gap Road, unit 12, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (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 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 3rd day of October, 2022

Harris Haworth

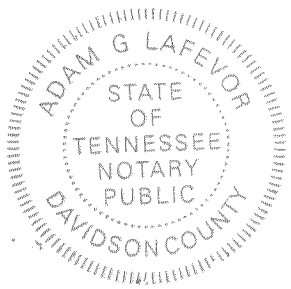
Kylie Haworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2022, before me personally appeared Harris Haworth and Kylie Haworth, 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 3rd day of October, 2022.

Notary Signature
My commission expires: 3/6/24



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 Oct. 3, 2022.

Affiant
Date: ~~September~~ 13, 2022
Oct.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th October day of ~~September~~ 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY