WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-19159-RR

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-22-4556

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of October, 2022

Notary Public

Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 931158 DEEDWARR
10/18/2022 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20221018-0113786

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chad Pyburn and Laura Cady Stover Fitzgerald 1024 Hickory Hollow Road Nashville, TN 37221	New Owner	128-09-0-005.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Paul J. Moran and Ann G. Moran, Trustees of the Moran Family Trust dated November 27, 2019

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Pyburn, unmarried and Laura Cady Stover Fitzgerald, unmarried, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, of being record Lot in No. 41 on the Plan of Bellevue Manor as of record in Book 3600, Page 32 and 33, in the Register's Office to which reference is hereby made for a more complete description of the property.

BEING the same property conveyed by Warranty Deed from Clarence Siegrist, and wife, Mrs. Bertha M. Siegrist to Paul J. Moran and wife, Ann G. Moran, recorded January 21, 1964, as Book 3675 Page 263 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Paul J. Moran and Ann G.

Moran, husband and wife to Paul J. Moran and Ann G. Moran, Trustees of Moran Family Trust, dated November 27,2019, a revocable trust, recorded December 17, 2019, as Instrument No. 20191217-0129811 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1024 Hickory Hollow Road, Nashville, TN 37221

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 so 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.

Dated this the 18th day of October, 2022.

Moran Family Trust dated November 27, 2019

By: Paul J. Moran
Paul J. Moran, Trustee

By: Ann G. Moran
Ann G. Moran, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of October, 2022, before me personally appeared Paul J. Moran and Ann G. Moran, Trustees of the Moran Family Trust dated November 27, 2019, 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 18th day of October, 2022.

Notary Signature
My commission expires: 2/26/23

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Michael Ferrence, 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 10/18/22.

Affiant Signature

10/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of October, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

