This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-18654-TC

Karen Johnson Davidson County
Batch# 932321 DEEDWARR
10/21/2022 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20221021-0114618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $368,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2022.

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/14/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Taren Kimberly Moore 3032 Whitland Crossing Drive Nashville, TN 37214	United Nations Federal Credit Union 2401 44th Road, Long Island City, NY 11101	096-09-0B-016-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Andrew Simmons, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Taren Kimberly Moore, unmarried**, hereinafter called the Grantee, his/her/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, being Unit No. 3032, Donelson's Place as shown on Exhibit "B" to that Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564, as amended in Instrument Nos. 20070712-0083113, Instrument No. 20070816-0098067, Instrument No. 20101026-0085599, and Instrument No. 20171013-0105416, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Andrew Simmons, unmarried by Quit Claim Deed from Andrew Simmons, unmarried and Donnie Ray Simmons and wife, Tammy Jo Simmons of record as Instrument No. 20190916-0093558 in the Register's Office for Davidson County, Tennessee, dated September 4, 2019 and recorded on September 16, 2019.

This is improved property located at: **3032 Whitland Crossing Drive, Nashville, TN 37214**.

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer and drainage easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations of record; 5) building restrictions.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2022.

GRANTOR:

Andrew Simmons

STATE OF FLORIDA
COUNTY OF Broward

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew Simmons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of October, 2022.

Notary Public
My Commission expires: 03-05-2024

RAFAEL CARLOS ARAUJO
Notary Public - State of Florida
Commission # GG 966180
My Comm. Expires Mar 5, 2024
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Robin White, 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 20, 2022 (date of document).

Affiant Signature

10.20.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY