THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13705-BW	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 649,900.00. Megan Faulds Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 940550 DEEDWARR
11/14/2022 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20221114-0121119

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Berkley Crain and Allison Crain	Legacy Home Loans	
1413 Douglas Avenue	1036 Stearman Dr. Ste 6	072-14-0-191.00
Nashville, TN 37206	White House, TN 37188	
(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, WE, **Mackenzie K. Moore, married and Christopher Moore and Deborah Moore, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Berkley Anne Crain and Allison Marie Crain, married to each other**

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, being the Southwesterly part of Lot No. 41 on the Plan of Looney's Subdivision of Lot No. 38 and West 50 ft. of Lot No. 39, In H. M. Doak's Subdivision of record in Book 843, Page 10, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers, Surveyors, March 9, 1956, as follows:

Beginning on the Northerly margin of Douglas Avenue and the corner of Lots 40 and 41; thence with the line between said two lots, North 3 Degrees 00 Minutes East, 200.3 feet to the Southwest corner of the property conveyed to Ethel Hunter by deed from Mary B. Griffith, et al, of record in Book 2543, Page 482, Register's Office for Davidson County, Tennessee; thence with said Hunter's Southern boundary line North 84 Degrees 10 minutes East, 51 feet, more or less, to a point in the Western boundary line of the property conveyed to Henry A. Dillon and wife, Bertie S. Dillon by deed from Mary T. Harden, et al, of record in Book 1417, Page 675, Register's Office for Davidson County, Tennessee; thence with said Dillon's Western boundary line Southwardly 210 feet, more or less, to the Northerly margin of Douglas Avenue; thence with the same Westwardly 50 feet to the beginning.

Being the same property conveyed to McKenzie K. Moore, an unmarried woman and Christopher Moore and Deborah Moore, husband and wife by Warranty Deed from Jeremy Odom and Claudia Odom, husband and wife of record in Instrument No. 20171201-0122978 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 01, 2017.

The said Mackenzie K. Moore and McKenzie K. Moore are one and the same person.

This property is not and has never been the marital residence of Mackenzie K. Moore.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1413 Douglas Avenue, Nashville, TN 37206**

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 our hands this the 10 day of November, 2022.

Mackenzie K. Moore

Christopher Moore by Mackenzie K. Moore, Attorney in fact
BY: Mackenzie K. Moore, Attorney-in-Fact

Deborah Moore by Mackenzie K. Moore, Attorney in fact
BY: Mackenzie K. Moore, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mackenzie K. Moore,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of November, 2022.

Notary Public
My Commission Expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mackenzie K. Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Christopher Moore** as his attorney in fact, as the free act and deed of the within named Christopher Moore.

Witness my hand and official seal this the 10 day of November, 2022.

Notary Public
My Commission Expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mackenzie K. Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Deborah Moore** as her attorney in fact, as the free act and deed of the within named Deborah Moore.

Witness my hand and official seal this the 10 day of November, 2022.

Notary Public
My Commission Expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, **Kaz Arbogast,** 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 this the 10th day of November, 2022.

Affiant Signature
Date 11/10/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024