**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5302

Karen Johnson Davidson County
Batch# 944107 DEEDWARR
11/22/2022 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20221122-0123701

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 18th day of November, 2022

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Dewitt Kennard<br>6432 Paddington Way<br>Antioch, TN 37013 | New Owner | 151 09 0A 141.00 |

# 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,

**Drazenka Kravic-Moyer, a widow**

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

**Dewitt Kennard, a single person**

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:

Being Lot No. 141, Long Hunter Chase, Phase I, Section II, as shown by plat of record in Plat Book 9700, page 638, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed by Warranty Deed from Scott Butler d/b/a Scott Allen Construction to Brian J. Moyer, an unmarried man, and Drazenka K. Busuladzic, an unmarried woman, recorded May 2, 2003, as Instrument No. 20030502-0058637 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Brian J. Moyer, an unmarried man, and Drazenka K. Busuladzic, an unmarried woman, to Brian J. Moyer and wife Drazenka Kravic-Moyer, recorded December 30, 2013, as Instrument No. 20131230-0130663 in Davidson County, Tennessee Register of Deeds.

Brian J. Moyer died on or about February 8, 2022 thereby vesting title in Drazenka Kravic-Moyer by reason of their tenancy by the entirety.

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: 6432 Paddington Way, Antioch, TN 37013

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 November, 2022.

Drazenka Kravic-Moyer

Drazenka Kravic-Moyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Drazenka Kravic-Moyer** 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of November, 2022.

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2-22-2026

# Certificate of Authenticity

I, Joshua A. Terry, 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 11/18/2022.

Affiant Signature

11/21/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/21/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON