RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

MJ-CP-22-104

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jerome Moe	NEW OWNER	
(NAME)	(NAME)	142-02-0-092.00
104 Harrow Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PATRICIA D. TIPPENS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEROME MOE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Cross Timbers, Section 3, of record in Plat Book 4175, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen C. Tippens and Patricia D. Tippens, husband and wife by Warranty Deed from Gary Phillip Brock, Judith Corinne Norlin, Gail A. Brock, Thomas Joseph Brock, Sean T. Brock, and Sarah Lynn Brock of record in Instrument No. 20160119-0004885 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016.

Stephen C. Tippens having since died leaving Patricia D. Tippens as survivng tenant by the entirety.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 104 Harrow Ct, Nashville, Tennessee 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 949259 **DEEDWARR**
12/08/2022 10:17:33 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20221208-0127924

Witness my/our hand(s) this the 6 DAY OF DECEMBER, 2022.

PATRICIA D Tippens by [signature] ATTORNEY-IN-FACT
Patricia D. Tippens by M. Sean Tippens, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. SEAN TIPPENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICIA D. TIPPENS, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICIA D. TIPPENS.

Witness my hand and official seal, this the 6th of December, 2022.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212