Karen Johnson Davidson County
Batch# 953454 DEEDWARR
12/20/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20221220-0131403

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2022.

Notary Public

My Commission Expires: 9/21/2024
(AFFIX SEAL)

ANGIE VALENTINI-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Chloe Elizabeth Smith	Pinnacle Bank	097-08-0A-017.00 CO
114 Lake Chateau Drive	150 3rd Avenue South, Suite 1000	
Hermitage, TN 37076	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Debra J. Moore, unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chloe Elizabeth Smith, unmarried woman

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. C-5 together with carport designated No. 17, on the plan of Lake Chateau Condominiums, of record in Plat Book 6250, Pages 607-610, amended in Book 7025, Pages 380-383, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Debra J. Moore by Warranty Deed from Sherrie J. Cothern now Sherrie J. Cothern Agee, married, dated 11/30/2006 and recorded 12/1/2006 in Instrument No. 20061201-0148407, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 114 Lake Chateau Drive, Hermitage, TN 37076.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my/our hand(s) this 19th day of December, 2022.

Debra J. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

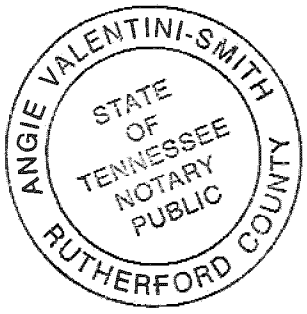
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra J. Moore with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 19th of December, 2022.

Notary Public

My Commission Expires:

(SEAL) 9/21/2024



True Copy Certification

I, Jennifer Harris, 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 12-19-22 (date of document).

Affiant Signature

12-19-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of December 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY