WARRANTY DEED

Karen Johnson Davidson County
Batch# 971447 DEEDWARR
02/16/2023 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20230216-0011276

DM-CB-22-1517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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)
Jessica B. Smith	New Owner	
(NAME)	(NAME)	**182-15-0C-031.00 CO**
1517 White Tip Ln		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-5081		
(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, **KRISTEN VANDERKOOI, EXECUTRIX OF THE ESTATE OF MARGARET REBECCA MOORE, DECEASED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA B. SMITH, AN UNMARRIED WOMAN,** 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 Unit 31, Lot No. 139, on the Plan of Townhomes of Clover Glen, Phase 1B, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Plat at Instrument No. 20180813-0079686, amended in Instrument No. 20191030-0111394, in the Register's Office for Davidson County, Tennessee, and further shown on the Major Subdivision Final Plat, Clover Glen, Phase 1B, of record in Instrument No. 20191015-0105301, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Margaret Rebecca Moore, an unmarried woman, by Warranty deed from KVR Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20201123-0137096 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 23, 2020.

Margaret Rebecca Moore died April 1, 2022, her estate being administered through Davidson County Probate Court, Case No. 22P1140.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20191030-0111394 and in Instrument No. 20191015-0105301, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180813-0079686, Official record Instrument No : 20180823-0083703, Official record Instrument No: 20190130-0008905, Official record Instrument No: 20190522-0048424, and Supplemental Declaration Recorded in Official Record Instrument No: 20191030-0111394, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161027-0113628, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170623-0063193, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180430-0040397, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Clover Glen of record in Instrument Number 20180608-0055284, in the Register's Office for Davidson County, Tennessee.
- Amendment to Declaration of Restrictions and Covenants for Clover Glen of record in Instrument Number 20190213-0013583, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1517 White Tip Ln, Antioch, Tennessee 37013-5081**.

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.

Witness my/our hand(s) this the 15 DAY OF FEBRUARY, 2023.

The Estate of Margaret Rebecca Moore

BY: Kristen Vanderkooi, Executrix
Kristen Vanderkooi
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTEN VANDERKOOI, EXECUTRIX of the THE ESTATE OF MARGARET REBECCA MOORE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of February, 2023.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Ziadeh, 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 Feb, 15, 2023.

Custodian's Signature

2/15/2023
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of February, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON