WARRANTY DEED

Karen Johnson Davidson County
Batch# 974787 DEEDWARR
02/28/2023 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230228-0013835

STATE OF Louisiana
COUNTY OF Orleans

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Durward T Moon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28TH~~ 24th DAY OF FEBRUARY, 2023.

Notary Public Cedric Morgan

MY COMMISSION EXPIRES: With life
(AFFIX SEAL)

Cedric Morgan
Notary Public
Notary ID No. 157234
Jefferson Parish, Louisiana

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-020094

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas C. Huddleston and Rebecca J. Huddleston	New Owner	
(NAME)	(NAME)	
2201 Burford Road		083-10-0-092.00
(ADDRESS)	(ADDRESS)	
Lebanon, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($615,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DURWARD T. MOON, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS C. HUDDLESTON AND REBECCA J. HUDDLESTON, HUSBAND AND WIFE,** 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 the southerly 20.0 feet of Lot No. 118, all of Lot No. 119 and the northerly 10.0 feet of Lot No. 120 on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said parts of Lots 118 and 120 and all of Lot No. 119 front together 60.0 feet on the easterly side of Avondale Drive, formerly Ivins Street and runs back between parallel lines 135.5 feet to an alley.

Being the same property conveyed to Durward T. Moon, a single man by Warranty Deed from James A. Duer, married, dated 07/18/2014, of record in Instrument No. 20140721-0064212, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 411 Avondale Drive, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the ~~28th~~ 24th cm day of February, 2023

Durward T. Moon

STATE OF ~~TENNESSEE~~ Louisiana cm
COUNTY OF ~~DAVIDSON~~ Orleans cm

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Durward T. Moon, a single man, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~28th~~ 24th cm day of February, 2023.

Notary Public Cedric Morgan

My Commission Expires: With Life

(SEAL)

Cedric Morgan
Notary Public
Notary ID No. 157234
Jefferson Parish, Louisiana

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-24-23.

Affiant Signature

2-27-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY