Karen Johnson Davidson County
Batch# 977643 DEEDWARR
03/07/2023 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230307-0016202

This Instrument Prepared By:
Access Title & Escrow, Inc
111 South Anderson Street
Tullahoma, TN 37388

Send Tax Bills to Property Owner:
Choctaw American Insurance, Inc.
10900 NE 4th St. Ste 2300
Bellevue, WA 98004

WARRANTY DEED

Map & Parcel No: 162-02-0-084.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Beverly S. Moon, as sole surviving tenant**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Choctaw American Insurance, Inc,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 129 on the plan of Colewood Acres, Section II, as shown on plat of record in Book 3700, page 135, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description. Said Lot No. 129 fronts 83 feet on the westerly side of Keeley Drive and runs back 179.7 feet on the southerly line and 189.9 feet on the northerly line, to a dead line in the rear on which it measures 73.5 feet thereon.

Subject to Restrictive Covenants of record in Book 4158, page 42 and Book 4178, page 738; and Matters as shown on plat of record in Book 3700, page 135, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to BOBBY G. MOON AND WIFE, BEVERLY S. MOON, by deed of record in Book 4224, page 947, said Register's Office. The said Bobby G Moon died May 23, 2016, leaving Beverly S Moon as sole surviving tenant.

This is improved (X) or unimproved ( ) property, known as:

4029 Keeley Drive, Nashville, 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 Grantee, its successors and assigns forever, and we do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is 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, its successors 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 persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of March, 2023.

Beverly S. Moon

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said county and state, the within named Beverly S. Moon the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of March, 2023.

VICTORIA KING
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
MY COMMISSION EXPIRES 1/22/25

Notary Public
My commission expires: 1-22-25

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Subscribed and sworn to before me this 6 day of March, 2023.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 9/7/2026

Certificate of Authenticity

I, Holly A. Mason, 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 March 3, 2023.

Affiant Signature

3/3/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026