Karen Johnson Davidson County
Batch# 978748 DEEDWARR
03/09/2023 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20230309-0017055

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $705,000.00 Affiant Subscribed and sworn to before me, this 7 day of March, 2023. Notary Public My commission expires: 11.17.24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeremy Moorman **Paula Moorman**	**All Western Mortgage, Inc.**	**106130X00200CO**
306 B Polk Ave	**8345 W Sunset Rd Ste 380**	
Nashville, TN 37210	**Las Vegas, TN 89113**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nicholas Carpenter and Kenzie Dye now Carpenter, husband and wife

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

Jeremy Moorman and Paula Moorman, 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:

Land in Davidson County, Tennessee, being Unit 306B, on the Plan of 306 Polk Avenue Townhomes, attached as Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions for 306 Polk Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190219-0014918, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Nicholas Carpenter and Kenzie Dye, by Warranty Deed from Woodford Construction, LLC, a Tennessee limited liability company, dated April 24, 2020, of record in Instrument No. 20200429-0044843, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Kenzie Dye is now known as and is one and the same person and Kenzie Carpenter.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 306 B Polk Ave, Nashville, TN 37210.

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 in 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.

_____ Date: 3/7/23
Nicholas Carpenter

_____ Date: 3/7/23
Kenzie Carpenter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nicholas Carpenter and Kenzie Carpenter, the within named Grantor(s), with whom I am personally acquainted (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, at office, this 7th day of March 2023, _____.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leedom, 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

3/7/23
Date

Affiant Signature

3/7/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 7 day of March, 2023.

Notary's Signature
My Commission Expires: 11-17-24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY