This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 982907 DEEDWARR
03/21/2023 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20230321-0020425

ADDRESS NEW OWNER:
Weston & Christieanna Martin
905 Sandburg Court
Nashville, TN 37214

SEND TAX BILL TO:
Legends Bank
310 North First Street
Clarksville, TN 37040

MAP/PARCEL 108-08-0-229.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen E. Moore and Brenda D. Moore, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Weston Martin and Christieanna Martin, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 86 on the Plan of Reelfoot, Section II, of record in Book 5200, Page 727, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 76.45 feet on the Southerly side of Sandburg Court and extends back 116.55 feet on the Easterly line and 184.63 feet on the Westerly line to a dead line in the rear measuring 89.64 feet thereon.

Being the same property conveyed to Stephen E. Moore and Brenda D. Moore, his wife by Warranty deed from Linshead Construction Company of record in Book 6448, page 807, Register's Office for Davidson County, Tennessee, dated December 10, 1984 and recorded on December 14, 1984.

This is improved property known as: **905 Sandburg Court, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 17th day of March, 2023.

WITNESS MY HAND on this the 17th day of March, 2023.

Stephen E. Moore

Brenda D. Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Stephen E. Moore and Brenda D. Moore,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of March, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $402,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of March, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

File No: 230085

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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 17, 2023

Affiant Signature

Date: 3-21-23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21 day of March 20 23

Notary Signature

My Commission Expires:

