Karen Johnson Davidson County
Batch# 983451 DEEDWARR
03/22/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $8,954.00
20230322-0020877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGE E. MUDTER, JR.

File #23-DM-2112-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott R. Moore and Pamela Moore	New Owner	
(NAME)	(NAME)	**144 15 0 006.00**
2112 Timberwood Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ROBERT W. HAYES, TRUSTEE OF ROBERT W. HAYES REVOCABLE LIVING TRUST DATED MAY 27, 2010,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT R. MOORE AND PAMELA MOORE, HUSBAND AND WIFE** 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 Lot No. 2 on the Plan Highland Court of record in Plat Book 2330, Page 82, Register's Office for said County.

Said Lot No. 2 fronts 192.0 feet on the broken Northeasterly margin of Timberwood Place and extends back 247.1 feet on the Northwesterly line and 250.8 feet on the Southeasterly line to a dead line in the rear, measuring 158.0 feet thereon.

Being the same property conveyed to Robert W. Hayes Revocable Living Trust, dated May 27, 2010, Robert W. Hayes, Trustee, by Quitclaim Deed from Robert W. Hayes, unmarried, of record in Instrument No. 20100603-0042695, in the Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on June 3, 2010.

Being the same property conveyed to Robert W. Hayes, unmarried, by Warranty Deed from Steven L. Freeman, unmarried and John P. Eckert, a married man, of record in Instrument No. 20040629-0077050, in the Register's Office for Davidson County, Tennessee, dated June 25, 2004 and recorded on June 29, 2004.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Highland Court, as recorded in Plat Book 2330, Page(s) 82.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2542, Page 605 corrected in Book 2548, Page 266 and amended in Book 2601, Page 591.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2112 Timberwood Place, Nashville, TN 37215**.

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 22nd day of March, 2023.

Robert W. Hayes, Trustee of the
Robert W. Hayes Revocable Living Trust
dated May 27, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2023, before me personally appeared Robert W. Hayes, Trustee of Robert W. Hayes Revocable Living Trust dated May 27, 2010, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed, as Trustee of the said trust.

Witness my hand, at office, this 22nd day of March, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/22/23 (date of document).

Affiant Signature

3/22/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of March, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

