Karen Johnson Davidson County
Batch# 984579 DEEDWARR
03/24/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20230324-0021705

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Logan Huggins and Sheri Huggins
1337 Cheyenne Boulevard
Nashville, TN 37115
SEND TAX BILLS TO:
Cross Country Mtg. LLC
2160 Superior Avenue
Cleveland OH 44114

WARRANTY DEED

(Map 053-09-0; Parcel 020.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MARY ALEXANDRA HUNT MOORE AND JESSE LEE MOORE, WIFE AND HUSBAND**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **LOGAN DANIEL HUGGINS AND SHERI ALEEN FOX HUGGINS, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND situated in the County of Davidson, State of Tennessee, and being Lot No. 2 on the Map of Sequoia Valley Subdivision, Section 2, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. Beginning at a point on the southeasterly margin of Cheyenne Boulevard which is a common corner of Lots Nos. 1 and 2; thence in a southeasterly direction along the line between said Lots, 181.1 feet to a point; thence northeasterly 135.0 feet to a point on the southwesterly margin of Apache Lane; thence northwesterly along said margin 150.4 feet to a point; thence southwesterly around a curve 38.73 feet to a point on the southeasterly margin of Cheyenne Boulevard; thence southwesterly along said margin 95.6 feet to a point of beginning.

BEING the same property conveyed to Mary Hunt, unmarried, by Cash Deed for Tennessee dated April 20, 2016, from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., recorded April 21, 2016, in Instrument No. 20160421-0038799, in the Register's Office of Davidson County, Tennessee. Further conveyed to Mary Alexandra Hunt Moore and Jesse Lee Moore, wife and husband, as tenants by the entirety with right of survivorship, by Quitclaim Deed dated May 29, 2021, from Mary Alexander Hunt Moore, formerly known as Mary Hunt, now a married woman, and recorded June 9, 2021, in Instrument No. 20210609-0077283, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1337 Cheyenne Boulevard, Nashville, TN 37115.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 23rd day of March, 2023.

MARY ALEXANDRA HUNT MOORE

JESSE LEE MOORE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Alexandra Hunt Moore and Jesse Lee Moore, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of March, 2023.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $369,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of March, 2023.

Notary Public

My commission Expires: 4-23-25

File No. GTS1-2023-55

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3-23-23 (date of document).

Affiant Signature

3.24.23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 24th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY