Karen Johnson Davidson County
Batch# 985473 DEEDWARR
03/28/2023 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $965.70
20230328-0022296

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MICHELLE MARTIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $261,000.00.

Affiant

Subscribed and sworn before me this the 27th day of March, 2023.

Michelle Martin
Notary Public
My commission expires: 9-21-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Grace Belize Moore	First Community Mortgage, Inc	147-07-0B 046.00
4958 Edmondson Pike, J46	262 Robert Rose Drive, Suite 200	
Nashville, TN 37211	Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EBEN T. ENNIS, JR. AND CARRIE E. ENNIS, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **GRACE BELIZE MOORE AND CLAYTON MOORE, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. J-46, Parcel 46, in Woodlea Place Townhouses, as of record in Book 5050, Page 101, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Eben T. Ennis, Jr., and Carrie E. Ennis, husband and wife, by deed dated 08/19/2015, from Larry Singleton, a married man, of record in Instrument No. 20150821-0084714, Register's Office for said County. Beckett Singleton, spouse of Larry Singleton, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4958 Edmondson Pike, J46, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of March, 2023.

Eben T. Ennis, Jr.

Carrie E. Ennis

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Eben T. Ennis, Jr. and Carrie E. Ennis**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2023.

My commission expires: 5-21-2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

202303280022296

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-27-23.

Affiant Signature

3-28-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY