This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20489-MC

Karen Johnson Davidson County
Batch# 986591 DEEDWARR
03/30/2023 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20230330-0023128

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $655,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2023.

Notary Public
My Commission Expires: 5/23/2026

MEGAN R. GEER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-23-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Denise F. LaGrange 220 31st Avenue North Nashville, TN 37203	NEW OWNER	104 02 0X 220.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles Moore and Eileen Moore, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Denise F. LaGrange, a single woman** hereinafter called the Grantee(s), his/her/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 No. 220, together with the appurtenant interest in the common elements of The Row At 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, as corrected in Instrument No. 20040203-0012935 and Addendum to Master Deed in Instrument No. 20040206-0014724, as amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, Instrument No. 20080425-0042359, Instrument No. 20130204-0011323, Instrument No. 20171109-0115339 (subject to Scrivener's Affidavit recorded in Instrument No. 20180501-0041173), in the Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Charles Moore and Eileen Moore, Husband and Wife, by Warranty Deed from David Baxter Matthews and Wife, Stephanie Anne Hart, of record in Instrument No. 20220613-0067080, in the Register's Office of Davidson County, Tennessee, dated June 03, 2022 and recorded on June 13, 2022.

This is ☒ improved or ☐ unimproved property located at: **220 31st Avenue North, Nashville, TN 37203**

202303300023128

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2023.

GRANTOR:

Charles Moore

Eileen Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Charles Moore and Eileen Moore,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202303300023128

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 29, 2023.

Affiant Signature

3/29/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 29 day of March, 2023.

Notary Public

Notary's Seal:

