WARRANTY DEED

File #23050

Karen Johnson Davidson County
Batch# 989774 DEEDWARR
04/10/2023 10 12 37 AM 3 pgs
Fees $18 00 Taxes $7,030 00

20230410-0025584

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires JAN 26 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy Blake Cothran, Daniel Eli Bates and Lee M Burklow	NEW OWNER	117-03-0-107 00; 117-04-0-111 00; 117-04-0-110 000
(NAME)	(NAME)	
2032 Delaware Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Julian W. Moore, Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Blake Cothran, an unmarried man, Daniel Eli Bates, a married man, and Lee M. Burklow, a married man, as tenants in common,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

SEE EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 2931 Sharon Hill Circle, Nashville, TN 37215
1517 Sweetbriar Avenue, Nashville, TN 37212
2600 Belmont Blvd, Nashville, TN 37212

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 5th day of April, 2023.

Julian W. Moore, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Julian W. Moore, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 5th day of April, 2023

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

EXHIBIT A

Tract 1 – (Map/Parcel 117-03-0-107.00):

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Sharon Hill Circle, of record in Book 1424, page 115, Register's Office for said County.

Said Lot No. 9 fronts 90.0 feet on the Southerly margin of Sharon Hill Circle and extends back 145.9 feet on the Easterly line and 156.5 feet on the Westerly line to a dead line in the rear, measuring 100.5 feet thereon.

Being the same property conveyed to Julian W. Moore and wife, Ruth L. Moore by Warranty deed from Mary Frances Gibbons, unmarried of record in Book 7941, page 252, Register's Office for Davidson County, Tennessee, dated September 15, 1989 and recorded on September 19, 1989.

The said Julian W. Moore, having since died on June 7, 2017, leaving Ruth L Moore as surviving tenant. The said Ruth L. Moore, having since died testate on July 23, 2022. The Estate of Ruth L. Moore was probated in the Chancery Court for Williamson County, Tennessee, Case No 22PR-12573, and pursuant to the Last Will and Testament, the subject property was devised to Julian W. Moore, Jr

Being also known as. 2931 Sharon Hill Circle, Nashville, TN 37215

Tract 2 – (Map/Parcel 117-04-0-111.00):

Land in Davidson County, Tennessee, being the easterly 63 feet of the northerly 20 feet of Lot No. 109 and the easterly 63 feet of Lot No 110 on the Belmont Land Co's Plan called Belmont Heights of record in Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 109 and 110 front 63 feet on the southerly side of Sweetbriar Avenue and runs back between parallel lines with the westerly margin of an alley 120 feet to a dead line.

Being the same property conveyed to Ruth L. Moore by Quitclaim Deed from Ruth L. Moore, unmarried, formerly known as Ruth A. Locke of record in Instrument No. 20181119-013824, Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 19, 2018.

The said Ruth L. Moore, having since died testate on July 23, 2022. The Estate of Ruth L. Moore was probated in the Chancery Court for Williamson County, Tennessee, Case No. 22PR-12573, and pursuant to the Last Will and Testament, the subject property was devised to Julian W. Moore, Jr

Being also known as: 1517 Sweetbriar Avenue, Nashville, TN 37212

Tract 3 – (Map/Parcel 117-04-0-110.00):

Land in Davidson County, Tennessee, being the Northerly 70 feet of the Westerly 120 feet of Lot No. 110 on the Belmont Land Company's Plan, called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 110 fronts 70 feet on the Easterly side of Belmont Boulevard and runs back between parallel lines, with the Southerly margin of Sweetbrier Avenue, 120 feet to a dead line.

Being the same property conveyed to Julian W Moore and, Ruth Locke Moore by Warranty deed from Mary N. Walden, unmarried of record in Book 6951, page 517, Register's Office for Davidson County, Tennessee, dated August 14, 1986 and recorded on August 18, 1986.

The said Julian W. Moore, having since died on June 7, 2017, leaving Ruth Locke Moore, also known as Ruth L. Moore, as surviving tenant. The said Ruth L Moore, having since died testate on July 23, 2022. The Estate of Ruth L. Moore was probated in the Chancery Court for Williamson County, Tennessee, Case No 22PR-12573, and pursuant to the Last Will and Testament, the subject property was devised to Julian W. Moore, Jr.

Being also known as. 2600 Belmont Blvd, Nashville, TN 37212