WARRANTY DEED

File #23057

Karen Johnson
Batch# 996348
04/26/2023 11 09 12 AM
Fees $13 00 Taxes $2,220 00

Davidson County
DEEDWARR
2 pgs

20230426-0030614

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH 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	117-04-0-137-00
(NAME) 2032 Delaware Drive	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(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:

Land in Davidson County, Tennessee, being Lot No 12, of Block "A" on the Map of Belmont Terrace Annex No. 3, as of record in Book 1130, Page 24, Register's Office for said County, described as follows

Said Lot No 12 of Block "A" fronts 95 feet on the northerly side of Wildwood Avenue and runs back between lines 120 feet on the easterly side and 142 feet on the westerly line to a dead line, on which it measures 70 feet.

Being the same property conveyed to Julian W Moore and wife, Ruth L. Moore, by Warranty deed from Thomas L. Stark and wife, Beverly A Stark, of record in Book 5216, Page 641, Register's Office for Davidson County, Tennessee, dated October 31, 1977 and recorded on November 08, 1977

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.

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 1816 Wildwood Avenue, 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 24th 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 24th 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