Karen Johnson Davidson County
Batch# 998524 DEEDWARR
05/02/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230502-0032455

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1087-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 1st day of May, 2023.

Julie Bailey
Notary Public
My Commission Expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jose Hurtado 1204 Russell Street Nashville, TN 37206	New Owner	082 03 0 513.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Reba A. Moore, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jose Hurtado, a married man**, hereinafter called the Grantee, his 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. 61 on the plan of Oakwood Park, of record in Book 421, Page 12, Register's Office for said County.

Said Lot No. 61 fronts 31 feet on the Northwesterly margin of North Fifth Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Reba A. Moore, by Warranty Deed from Nancy Rogers, unmarried, of record in Book 9356, Page 979, in the Register's Office of Davidson County, Tennessee, dated May 19, 1994 and recorded on May 25, 1994.

Michael Moore joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1112 North 5th Street, Nashville, TN 37207**

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 1st day of May, 2023.

GRANTOR:

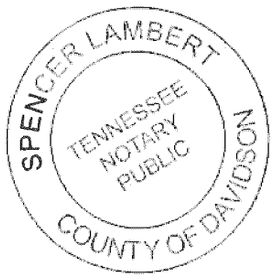
Michael Moore

Reba A. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Moore and Reba A. Moore, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2023.



Notary Public
My Commission expires: 11/4/24

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 2, 2023 (date of document).

Affiant Signature

May 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023