Karen Johnson Davidson County
Batch# 1006818 DEEDWARR
05/23/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.01
20230523-0038889

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,922.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026
(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

File #23-PA-2853-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa Campbell and Kathryn D. Macera	New Owner	
(NAME)	(NAME)	**172 15 0A 005.00**
2853 Call Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES MORELAND AND HEIDI MORELAND, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN D. MACERA, AND LISA CAMPBELL** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5, on the plan of Section One, Holt Woods, of record in Book 7900, Pages 878 and 879, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Moreland and Heidi Moreland, husband and wife, by Warranty Deed from Thomas C. Wright and Joanna M. Wright, husband and wife, of record in Instrument No. 20160111-0002520, in the Register's Office of Davidson County, Tennessee, dated January 08, 2016, and recorded on January 11, 2016.

This conveyance is subject to:
* Taxes for the year 2023, and subsequent years, not yet due and payable.

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Holt Woods, as recorded in Book 7900, Page 878 and 879.

* Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22 as amended in Instrument No. 20190624-0060843.

* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10316, Page 585.

* Stormwater Detention Agreement as set forth in instrument recorded in Book 8497, Page 458.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2853 Call Hill Road, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th day of May, 2023.

Charles Moreland BY: Loy Carney, his Attorney-In-Fact

Heidi Moreland BY: Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles Moreland, and who acknowledged he/she/they executed the same as the free act and deed of the said Charles Moreland.

Witness my hand, at office, this 15th day of May, 2023.

Notary Signature
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Heidi Moreland, and who acknowledged he/she/they executed the same as the free act and deed of the said Heidi Moreland.

Witness my hand, at office, this 15th day of May, 2023.

Notary Signature

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Joshua A. Terry, 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 5/15/2023.

Affiant Signature – Joshua A. Terry

5/16/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/16/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON