Karen Johnson Davidson County
Batch# 1006922 **DEEDWARR**
05/24/2023 09 55 31 AM 2 pgs
Fees $13 00 Taxes $1,017 50

20230524-0039018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000 00

Affiant

Subscribed and sworn to before me, this 12 day of May, 2023

Notary Public
My commission expires: 5-12-24

TRISTA D. ADKINS STATE OF TENNESSEE NOTARY PUBLIC HENDERSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To.	Map-Parcel Numbers.
MM&J Properties, LLC	**New Owner**	**142040A14100CO**
8021 Hwy 22S		
Lexington, KY 38351		

FOR AND IN 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 ACKNOWLEDGE, WE,

Charles S Moore, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MM&J Properties, LLC

HEREINAFTER CALLED THE GRANTEES, 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. 141, Horizontal Property Regime of Belle Forest Condominium Apartments, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, established by a Master Deed of record in Book 5438, Page 699, amended in Book 6896, Page 144, and in Instrument No 20090819-0078072, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed Reference is hereby made to the Plat of Belle Forest Condominiums of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Charles S Moore, by Warranty Deed from Phyllis J Turpen, unmarried, dated September 17, 2020, of record in Instrument No. 20200921-0107610, in the Register's Office for Davidson County, Tennessee Grantor herein makes oath that the within described property is neither his/her personal residence, not the personal residence of his./her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

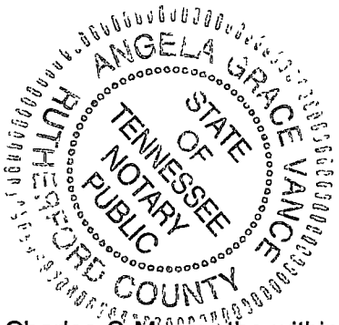
Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (_X_) unimproved (____) property known as 214 Old Hickory Blvd #141, Nashville, TN 37221

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 in 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

Charles S. Moore Date 5/19/23
Charles S Moore

_____ Date _____



STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Charles S Moore, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of May, 2023

NOTARY PUBLIC

My Commission Expires 11-17-24