Karen Johnson Davidson County
Batch# 1007059 DEEDWARR
05/24/2023 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230524-0039189

MADELINE HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 12/28/26

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Estrada and Melanie Gil	New Owner	141-06-0C-113-00-CO
(NAME) 4124 Kinley Court	(NAME)	
(ADDRESS) Nashville, TN 37221	(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, WE,

PATRICK MOYNIHAN AND EMILY MOYNIHAN, HUSBAND AND WIFE,

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

Michael Estrada and Melanie Gil, husband and wife

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 Lot(s) 106, as shown on the map entitled Final Plat Riverbridge Phase 2, Section 1, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Patrick Moynihan and Emily Moynihan, husband and wife

Being the same property conveyed to Patrick Moynihan and Emily Moynihan, husband and wife by Deed dated November 19, 2018 from Kyungho Park and wife, Sora Lee, recorded December 26, 2018, in Instrument Number 20181226-0124879, in the Official Records of Davidson County, Tennessee.

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.

This *Improved* property is commonly known as: 4124 Kinley Court, Nashville, TN 37221

LT&E File #20031

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/our hand(s) this 14 day of April, 2023.

Patrick Moynihan

Emily Moynihan

STATE OF TN
COUNTY OF Davidson

On this 14 day of April, 2023 before me, a notary public, personally appeared Patrick Moynihan, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Simone Diggs
State of Tennessee Notary Public
County of Davidson

Notary Public
My Commission Expires: 11/03/25

STATE OF TN
COUNTY OF Davidson

On this 14 day of April, 2023 before me, a notary public, personally appeared Emily Moynihan, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Simone Diggs
State of Tennessee Notary Public
County of Davidson

Notary Public
My Commission Expires: 11/03/25

LT&E File #20031

I, J. Trent Lehman, 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 5/23/23 (date of document).

Affiant Signature

5/24/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 12/28/26

Notary's Seal (if on paper)

