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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 23044438** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $406,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of May, 2023.<br><br>Notary Public<br>My Commission Expires: 11/2/26 |

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1011726 DEEDWARR
06/06/2023 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20230606-0042836

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Ryan Moore and Ashley Moore<br>916 Kalvesta Court<br>Antioch TN 37013 | Send Tax Bills To:<br>New Owner<br>Ryan and Ashley Moore<br>916 Kalvesta Ct.<br>Antioch, TN 37013 | Tax Information:<br>Tax Parcel ID No.<br>150 03 0 405.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adrianus J Zeeuw and Carolyn E Vick, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Moore and Ashley Moore, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 365 on the Plan of Section Eight, 2nd Revision, "The Country", of record in Book 6250, Pages 912 and 913, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adrianus J. Zeeuw and Wife, Carolyn E. Vick, by Warranty Deed from Stephen L. Doran and Wife, Pamela Payne Doran, of record in Instrument No. 20150910-0091855, and Corrected in Instrument No. 20160726-0076689 in the Register's Office of Davidson County, Tennessee, dated September 04, 2015, and recorded on September 10, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Eight, 2nd Revision, "The Country", as recorded in Book 6250, Pages 912 and 913.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6764, Page 735.

This is improved property located at 916 Kalvesta Court Antioch TN 37013

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of May, 2023.

Adrianus J Zeeuw

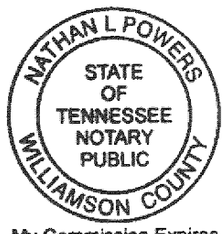
Carolyn E Vick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adrianus J Zeeuw and Carolyn E Vick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2023.

Notary Public
My Commission Expires: _____




My Commission Expires
December 8, 2024

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 **6/6/2023** (date of document).

Affiant Signature

**6/6/2023**
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **June**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

