WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012319 DEEDWARR
06/07/2023 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20230607-0043311

File No. EM-23-4411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 06-05-2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EMILY MANNO My Commission Expires 06-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan O'Leary	New Owner	
(NAME)	(NAME)	
2133 11th Avenue North	Property	081-03-0-242.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I/we, **Nathan Moore and Morgan Moore, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan O'Leary, a single person**, HEREINAFTER CALLED THE GRANTEE, 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 the Southerly 75 feet of the Easterly 75 feet of the Northerly 145 feet of Lot No. 29 on the Plan of Owen's Plan of Buena Vista Lots of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 29 fronts 75 feet on the Southerly side of Cecilia Avenue, formerly Spring Street, and runs back between parallel lines with the Westerly margin of 11th Avenue North, formerly Buchanan Street, 145 feet, more or less, to an alley.

Being the same property conveyed to Nathan Moore and Morgan Moore, husband and wife by Warranty deed from KF Legacy, LLC, a Tennessee limited liability company of record in Instrument No. 20190906-0090331 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 06, 2019.

This is property more commonly known as 2133 11th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 31st day of May, 2023.

Nathan Moore

Morgan Moore by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2023, before me personally appeared Nathan Moore to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Morgan Moore, and that this instrument was executed on behalf of the said Morgan Moore for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202306070043310 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 31 day of May, 2023.

Notary Public

My Commission Expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Emily Manno, 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 **5/31/23**.

Date

Affiant Signature

5/31/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026