WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013148 DEEDWARR
06/09/2023 10:38:30 AM 6 pgs
Fees: $33.00 Taxes: $203.50
20230609-0043973

File No.: TCW-23-21.05acr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER ~~IS~~ GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moore Homes, LLC	NEW OWNER	155 00 0 155.00
(NAME)	(NAME)	
1178 Mount Pleasant Road Kingston Springs, TN 37082	(same)	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **LEE ANNE ABERNATHY, AS TRUSTEE OF THE ABERNATHY FAMILY TRUST, AS TO A 2/6 UNDIVIDED INTEREST; MARY JANE A. BAIRD, AS TO A 1/6 UNDIVIDED INTEREST; DAVID P. BAIRD, SR., AS TO A 1/6 UNDIVIDED INTEREST; AND ROBERT W. ABERNATHY, AS TO 2/6 UNDIVIDED INTEREST**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MOORE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 0 McCrory Lane, (Apx. 21.05 acres), Nashville, TN 37221
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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) on the pages to follow. The effective date of this document is June 9, 2023.

Witness my/our hand(s) this 6th day of June, 2023

The Abernathy Family Trust

By: Lee Anne Abernathy
Lee Anne Abernathy, Trustee

Robert W. Abernathy
Robert W. Abernathy

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 Lee Anne Abernathy, known to me (or proved to me on the basis of satisfactory evidence) to be the person or person(s) described in, and who, upon oath, acknowledged himself/herself to be the Trustee of The Abernathy Family Trust, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 8th day of June, 2023.

Notary Signature
My commission expires:

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2023, before me personally appeared Robert W. Abernathy, 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 6th day of June, 2023.

Notary Signature
My commission expires:

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

TCW-23-21.05acr WD

Witness my/our hand(s) this 7th day of June, 2023.

Mary Jane A. Baird

Mary Jane A. Baird

STATE OF Mississippi
COUNTY OF Sunflower

On this 7th day of June, 2023, before me personally appeared Mary Jane A. Baird, 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 7th day of June, 2023.

Notary Signature
My commission expires 7/19/24

STATE OF MISSISSIPPI
NOTARY PUBLIC
KRISTI SMITH
Commission Expires
July 19, 2024
SUNFLOWER COUNTY

TCW-23-21.05acr WD

Witness my/our hand(s) this 7th day of June, 2023.

David P. Baird, Sr.

STATE OF Mississippi
COUNTY OF Sunflower

On this 7th day of June, 2023, before me personally David P. Baird, Sr., 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 7th day of June, 2023.

Notary Signature ID # 102881
My commission expires: 7/19/24

NOTARY PUBLIC STATE OF MISSISSIPPI
KRISTI SMITH
Commission Expires
July 19, 2024
SUNFLOWER COUNTY

TCW-23-21.05acr WD

EXHIBIT A

Land in the 9th Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the Plan of the Joseph W. Newsom Lands, of record in Plat Book 1, Page 25, Chancery Court at Nashville, together with a certain adjacent parcel, all being shown on a survey by G. Bary Greer, Surveyor, dated March 27, 1972, as Tract No. 11 and a 3.25 acre tract of the R. N. Hutton Estate, described together as follows:

Beginning at a point in the Northerly margin of McCrory Lane, said point being the Southwesterly corner of the Roseliee Hugh lands, as conveyed by deed of record in Book 1344, Page 685, in the Register's Office of said County; thence with said margin Northwestwardly and with a curve to the right, said curve having a radius of 542.96 feet, a distance of 558.98 feet to a point; thence continuing with said margin Northwestwardly and with a curve to the right, said curve having a radius of 542.96 feet, 82.37 feet to a point; thence continuing with said margin North 10 degrees 29' 30" West 486.6 feet to a point; thence continuing with said margin North 79 degrees 30' 30" East 15 feet to an iron pin; thence with said margin North 10 degrees 29' 30" West 114 feet to a point; thence leaving said margin South 81 degrees 57' East 1402.1 feet to an iron pin; thence with an old woven wire fence South 4 degrees 47' West 627 feet to a 30" beech tree; thence North 79 degrees 59' West 402.1 feet to an existing angle iron; thence North 10 degrees 20' East 53 feet to an existing angle iron; thence North 79 degrees 40' West 40.05 feet to a point; thence South 10 degrees 20' West 53 feet to an angle iron; thence North 81 degrees 45' West 78 feet a beech tree; thence South 42 degrees 57' West 325.4 feet with an old wire fence to a point; thence South 57 degrees 14' West 101.2 feet to the point of beginning, containing 21.05 acres, more or less.

Being the same property conveyed to James D. Abernathy and wife, Erin C. Abernathy, from First American National Bank of Nashville, Tennessee, Executor of the Estate of Roger N. Hutton, by Deed dated August 3, 1972, recorded August 4, 1972, in Book 4624, Page 804, in the Register's Office of Davidson County, Tennessee. The said James D. Abernathy (a/k/a James David Abernathy Sr.) died on January 12, 1982, leaving Erin C. Abernathy as surviving tenant by the entirety.

Further being the same property conveyed to James David Abernathy, Jr., as to 1/6 undivided interest, Lee Anne Abernathy, as to a 1/6 undivided interest, Mary Jane A. Baird, as to a 1/6 undivided interest, David P. Baird, Sr., as to a 1/6 undivided interest, and Robert W. Abernathy, as to 2/6 undivided interest, from Erin C. Abernathy, by Quitclaim Deed dated November 30, 1998, recorded December 15, 1998, in Book 11253, Page 713, in the Register's Office of Davidson County, Tennessee.

Lee Anne Abernathy, having conveyed her 1/6 undivided interest to James David Abernathy, Jr., by Quitclaim Deed dated August 9, 1999, recorded September 13, 1999, in Book 11659, Page 321, in the Register's Office of Davidson County, Tennessee. The said James David Abernathy, Jr. (a/k/a James D. Abernathy, Jr.) died on February 4, 2020, leaving his 2/6 interest in subject property to Lee Anne Abernathy, as Trustee of the Abernathy Family Trust pursuant to Last Will and Testament filed under Case No. 20P-304, in the Circuit Court Probate Division for Davidson County, Tennessee. Subsequently being the same property conveyed to Lee Anne Abernathy, as Trustee of the Abernathy Family Trust, from Lee Anne Abernathy, as Executor of the Estate of James David Abernathy, Jr., (as to a 2/6 undivided interest) by Executor Quitclaim Deed dated August 11, 2020, recorded August 20, 2020 in Instrument No. 20200820-0094172, in the Register's Office of Davidson County, Tennessee.

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

TCW-23-21.05acr WD

Certificate of Authenticity

I, Kathy McAllister, 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 June 9, 2023.

Affiant Signature

6-9-23

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 9 day of June, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



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