Karen Johnson Davidson County
Batch# 1015556 DEEDWARR
06/15/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20230615-0045764

KIM PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2023.

Notary Public
My commission expires: 1-19-2025

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Laterria Moody** | Same as Property | **04312006700** |
| **1057 North DuPont Ave** | address | |
| **Madison, TN 37115** | | |

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,

**Althea Y Miller, unmarried**

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

**LATERRIA MOODY, SINGLE WOMAN**

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 No. 21, of Archwood Annex, of record in Book 6200, Page 66, 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 Althea Y Miller, by Warranty Deed from Jim Sweeney Construction, Inc., dated November 21, 1989, of record in Book 7993, Page 850, in the Register's Office for Davidson County, Tennessee.

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 1057 North DuPont Ave, Madison, TN 37115.

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.

Althea Y. Miller Date: 6/13/2023
Althea Y Miller

STATE OF alabama

COUNTY OF Tuscaloosa

Personally appeared before me, a Notary Public of said County and State, Althea Y Miller, 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 13 day of June, 2023.

Cedric B Hunter
NOTARY PUBLIC

My Commission Expires: 09/13/2026

CEDRIC B. HUNTER
Notary Public
Alabama State at Large

# Certificate of Authenticity

I, Joshua A. Terry, 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 13th 2023.

Affiant Signature – Joshua A. Terry

6/14/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/14/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28 2026
COUNTY OF WILLIAMSON