Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1017719 **DEEDWARR**
06/22/2023 11 09 31 AM 2 pgs
Fees $13 00 Taxes $3,792 50

20230622-0047403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,025,000 00

Affiant

Subscribed and sworn before me this the 20th day of June, 2023

Notary Public
My commission expires

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Michael Moore	NEW OWNER	158-03-0 078 00
6028 Sherwood Drive		
Nashville, TN 37215		

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN RANDALL GRAY, AN UNMARRIED MAN AND LAURA GILDER, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL MOORE, A Married Man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 452 on the Plan of Hillsboro Park, Section VI, of record in Plat Book 2663, Page 95, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Laura Gilder, an unmarried woman, and John Randall Gray, an unmarried man, as tenants in common with rights of survivorship, by Warranty Deed dated 03/25/2020, from Eric Peacock and Erin Peacock, husband and wife, of record in Instrument No 20200326-0032712, in the Register's Office of Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 6028 Sherwood Drive, Nashville, TN 37215

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20 day of June, 2023

John Randall Gray by Jenny West Attorney in Fact
John Randall Gray
BY Jenny West as Attorney-in-Fact

Laura Gilder by Jenny West Attorney in Fact
Laura Gilder
BY Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20 day of June, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Randall Gray by Specific POWER OF ATTORNEY dated 06/06/2023, and who acknowledged that he executed the same as the free act and deed of John Randall Gray

Witness my hand and official seal this 20 day of June, 2023

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20 day of June, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura Gilder by Specific POWER OF ATTORNEY dated 06/06/2023, and who acknowledged that he executed the same as the free act and deed of Laura Gilder

Witness my hand and official seal this 20 day of June, 2023

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY