# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1017775 DEEDWARR
06/22/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $986.05
20230622-0047485

G-BHH-23-334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Pierre Gatta** | **New Owner** | |
| (NAME) **334 Duke Street** | (NAME) **1055 Pine Street, Apt 534** | **071-08-0-040.00** |
| (ADDRESS) **Nashville, TN 37207** | (ADDRESS) **Nashville, TN 37203** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **SEAN T. MOORHEAD AND AMANDA C. MOORHEAD, AS TRUSTEES OF THE MOORHEAD FAMILY TRUST DATED JANUARY 6, 2023,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PIERRE GATTA AND SHILPA KANTHAMNENI, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 59 and the easterly 50 feet of the northerly part of Lot No. 56 on the Plan of J. B. Haynie's Oriental Subdivision of record in Plat Book 161, Pages 26 and 27, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 59 fronts 50 feet on the Southerly side of Duke Street and together with said part of Lot No. 56 runs back between parallel lines 100 feet, more or less, to a dead line.

Being the same property conveyed to Sean T. Moorhead and Amanda C. Moorhead, as Trustees of the Moorhead Family Trust dated January 6, 2023 by Quitclaim deed from Sean T. Moorhead and wife, Amanda C. Moorhead of record in Instrument No. 20230110-0001882 Register's Office for Davidson County, Tennessee, dated January 6, 2023 and recorded on January 10, 2023.
Being the same property conveyed to Sean T. Moorhead and wife, Amanda C. Moorhead by Warranty deed from Mothership Ventures, LLC of record in Instrument No. 20151112-0114829 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 12, 2015.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page (s) 26 and 27, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **334 Duke Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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) this the 16th DAY OF JUNE, 2023.

Sean T. Moorhead and Amanda C. Moorhead, as Trustees of the Moorhead Family Trust dated January 6, 2023

BY: _____
Sean T. Moorhead
Trustee

BY: _____
Amanda C. Moorhead
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN T. MOORHEAD, TRUSTEE of SEAN T. MOORHEAD AND AMANDA C. MOORHEAD, AS TRUSTEES OF THE MOORHEAD FAMILY TRUST DATED JANUARY 6, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of June, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA C. MOORHEAD, TRUSTEE of SEAN T. MOORHEAD AND AMANDA C. MOORHEAD, AS TRUSTEES OF THE MOORHEAD FAMILY TRUST DATED JANUARY 6, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th of June, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# 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 6/16/2023.

Affiant Signature – Joshua A. Terry

6/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/22/2023.

Notary Public

My Commission Expires: 9/28/26

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