Karen Johnson Davidson County
Batch# 1024592 DEEDWARR
07/10/2023 03:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,095.20
20230710-0052728

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

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $296,000.00.

Affiant

Subscribed and sworn before me this the 16th day of June, 2023.

Notary Public
My commission expires: 7/9/2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Larry Wayne Park Jr.	New Owner	150-11-0 142.00
3333 Towneship Road		
Antioch, TN 37013		

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, KELLY MICHELLE BURNETT, EXECUTRIX FOR THE ESTATE OF WILLIAM EDWARD MOORE, AND KELLY MICHELLE BURNETT, MARK TAYLOR, AND VINCENT TAYLOR A/K/A VINCE TAYLOR, INDIVIDUALLY hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LARRY PARK, A SINGLE MAN AND JESSICA RILEY, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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. 203 on the Plan of Towne Village of the County, Section III, of record in Book 5200, Page 268 and 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William E. Moore and wife, Patricia L. Moore, by deed dated 11/24/1986, from William H. Scott, Jr. and wife, Dena W. Scott, of record in Book 7051, page 996, Register's Office for said County.

The said Patricia L. Moore now being deceased as of August 31, 2012, leaving William E. Moore as the sole surviving tenant. The said William E. Moore now being deceased as of August 19, 2022. Pursuant to Davidson County Probate Court Case No. 22P1953, said William E. Moore's Last Will and Testament makes Kelly Michelle Burnett will be the Executrix for the Estate.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3333 Towneship Road, Antioch, TN 37013.

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 7th day of June, 2023.

Mark Taylor

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Taylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2023.

My commission expires: 5-21-2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

Witness my hand this the 19 day of June, 2023.

Vincent Taylor a/k/a Vince Taylor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vincent Taylor a/k/a Vince Taylor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of June, 2023.

My commission expires: 9.21.26

Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Witness my hand this the 15 day of June, 2023.

Estate of William Edward Moore

By: Kelly Michelle Burnett (Executrix)
Kelly Michelle Burnett, Executrix

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kelly Michelle Burnett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the EXECUTRIX of the within named bargainor, a ESTATE OF William Edward Moore, and that SHE, as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF William Edward Moore by the said Kelly Michelle Burnett as such EXECUTRIX.

Witness my hand and official seal this 15 day of June, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kelly Michelle Burnett
Kelly Michelle Burnett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly Michelle Burnett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of June, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-16-23.

Affiant Signature

07/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY