WARRANTY DEED

File #23162

Karen Johnson Davidson County
Batch# 1028051 DEEDWARR
07/19/2023 11 24 47 AM 2 pgs
Fees $13 00 Taxes $1,702 00

20230719-0055539

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES: 7·20·24
(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JULY 20 2024

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Amadeus Investments, LLC	NEW OWNER	117-08-0-084.00
(NAME)	(NAME)	
1319 Pimlico Place		
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Julian W. Moore, Jr. an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amadeus Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS 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 part of Lot No. 11 on the plan of the A. B. Montgomery Lands of record in Chancery Court Plan Book 1, page 22, and being part of Lot No 4 on the Map of Eason's Second Subdivision of Belmont Terrace Annex No 2 of record in Book 547, page 80, both in Register's Office for Davidson County, and being described according to survey by John Kohl & Company, P.C., Tennessee No. 100, dated June 8, 1987, as follows·

Said portions of Lots adjoin and together front 63 feet on the northerly margin of Stokes lane and extends back 186 20 feet more or less on the broken westerly line and 147 2 feet more or less on the easterly line to a dead line in the rear, measuring 52.3 feet more or less thereon.

Being the same property conveyed to Julian W. Moore and spouse, Ruth L. Moore by Warranty Deed from James S Farrin and Marianne M. Farrin of record in Book 8809, page 441, Register's Office for Davidson County, Tennessee, dated December 07, 1992 and recorded on December 09, 1992 The said Julian W. Moore, having since died on June 7, 2017, leaving Ruth L. Moore as surviving tenant. The said Ruth L. Moore, having since died testate on July 23, 2022. The Estate of Ruth L Moore was probated in the Chancery Court for Williamson County, Tennessee, Case No. 22PR-12573, and pursuant to the Last Will and Testament, the subject property was devised to Julian W. Moore, Jr

THIS CONVEYANCE IS SUBJECT TO· (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1614 Stokes Lane, Nashville, TN 37215

(House Number) (Street) (P O Address) (City or Town) (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 GRANTEES 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 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.

Witness my hand this 17th day of July, 2023.

Julian W Moore, Jr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Julian W. Moore, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 17th day of July, 2023

My commission expires 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027