PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 1031827 DEEDWARR
07/28/2023 11 06 43 AM 2 pgs
Fees $13 00 Taxes $4,902 50

20230728-0058314

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63236
Dav Co File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael R. Moore Stephanie Moore Gina R Cottle John Webster III 1411 Beechwood Avenue Nashville, TN 37212	NEWOWNER

TAX MAP PARCEL NUMBERS: 11801000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael L. Fenswick and Carla F. Fenswick, a married couple**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael R. Moore and Stephanie Moore, husband and wife, a one-half interest and to John Webster, III and Gina R. Gottle, husband and wife, a one-half interest**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**
Land in Davidson County, Tennessee, being the west one-half of Lot No 94 on the Plan of Belmont Land Company's Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50.0 feet on the southerly side of Beechwood Avenue and extends back between parallel lines along the east margin of 15th Avenue, South, 188.0 feet to an alley.

Being the same property conveyed to Michael L. Fenswick and wife, Carla F. Fenswick, by Warranty Deed from Bradley E. Poe, unmarried, dated June 26, 1998 and recorded on June 30, 1998, of record in Book 10997, page 744, Register's Office for Davidson County, Tennessee

Description Reference The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to Taxes for 2023, and subsequent years; All matters shown on the Plan of record in Book 421, page 34, said Register's Office

This is improved property, known as 1411 Beechwood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS ~~THE EXECUTION HEREOF~~ this 27th day of July, 2023.

Michael L. Fenswick **Carla F. Fenswick**

State of Tennessee

County of Davidson

On this 27th day of July, 2023, before me the undersigned authority, personally appeared Michael L. Fenswick and Carla F Fenswick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $1,325,000.00.

Affiant

Sworn and subscribed before me this 27th day of July, 2023

Notary

My Commission Expires 5-5-25

JANICE H. COLLINS DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC