Karen Johnson Davidson County
Batch# 1032930 DEEDWARR
08/01/2023 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20230801-0059229

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 23051455**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $414,900.00 Affiant Subscribed and sworn to before me, this 14th day of July, 2023. Notary Public My Commission Expires: 11/27/2023

ELIZABETH LEVSEN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

WARRANTY DEED

Address New Owner: Shawn T. Laverty 1840 Merritt Street Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053-06-0B-136.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gwendolyn Moore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn T. Laverty, unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 68, as shown on the map entitled Phase 4B, Waterford, of record in Plat Book 7900, page 770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GWENDOLYN MOORE, by deed from JON CHRISTIAN LAY, of record in Instrument No. 20151006-0101841, dated October 2, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 053-06-0B-136.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7463, page 294, Book 8694, page 216, Book 8699, page 462 and Book 9432, page 988 , said Register's Office.

Sewer Easement of record in Book 1717, page 30, said Register's Office.

Right of Way Easement of record in Book 2024, page 225, said Register's Office.

Agreement for Dedication of Easement of record in Instrument No. 20111109-0087616, said Register's Office.

Easement for the flow of the waters of Cumberland River and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.

This is improved property located at 1840 Merritt Street Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2023.

Gwendolyn Moore

Gwendolyn Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gwendolyn Moore, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2023.

Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 July 14, 2023.

Affiant Signature

Date: July 14, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this July 14, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

