Karen Johnson Davidson County
Batch# 1039180 DEEDWARR
08/16/2023 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230816-0063892

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-16079-BW	COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 460,000.00. Dina Shin Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August, 2023 Notary Public MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Allison Verzani and Kaleb Custer	New Owner	
2115 Yeaman Place, Unit 405		082-15-0A-071.00-CO
Nashville, TN 37206		
(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, WE, **Deborah L. Moore & Christopher R. Moore, Trustees, or their successors in Trust under the Christopher Moore Living Trust, dated April 22, 1993**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alison Verzani, a single woman and Kaleb Custer, a single man, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 405, and Parking Space 172 Lower, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284 and 20120820-0074741, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mackenzie K. Moore, unmarried Christopher Moore, married, as tenants in common with the rights of survivorship, by Special Warranty deed from VTH 5th and Main, LLC, a Delaware limited liability company of record in Instrument No. 20121002-0089951 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on October 02, 2012.

Being the same property conveyed to Deborah L. Moore and Christopher R. Moore Trustees, or their successors in trust under the Christopher Moore Living Trust, dated April 22, 1993, by Quitclaim deed from Mackenzie K. Moore and Christopher Moore of record in Instrument No. 20181015-0102163 Register's Office for Davidson County, Tennessee, dated October 02, 2018 and recorded on October 15, 2018.

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.

This is improved property known as **2115 Yeaman Place, Unit 405, Nashville, TN 37206**

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 our hands this the 11th day of August, 2023.

Deborah L. Moore & Christopher R. Moore Trustees, or their successors in trust under the Christopher Moore Living Trust, dated April 22, 1993

BY: Deborah L. Moore
Deborah L. Moore, Trustee

BY: Christopher R. Moore
Christopher R. Moore, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Deborah L. Moore** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of **The Christopher Moore Living Trust, dated April 22, 1993**, the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Deborah L. Moore as such Trustee**.

Witness my hand and seal this the 11 day of August, 2023.

Notary Public

My Commission Expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher R. Moore** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of **The Christopher Moore Living Trust, dated April 22, 1993**, the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Christopher R. Moore as such Trustee**.

Witness my hand and seal this the 11 day of August, 2023.

Notary Public

My Commission Expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 8/11/23.

Affiant Signature – Joshua A. Terry

8/15/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/15/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27