Karen Johnson Davidson County
Batch# 1039958 DEEDWARR
08/18/2023 10 53 53 AM 2 pgs
Fees $13 00 Taxes $2,201 50
20230818-0064618

WARRANTY DEED

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #23-TC-1624-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 9/21/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Gary Moore and Sally Moore	**New Owner**	
(NAME)	(NAME)	**024-00-0-227 00**
1624 Campbell Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC J. HUEMMER AND MICHELLE HUEMMER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY MOORE AND SALLY MOORE, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 2 on the Plan of First Revision to Lot 2 of the Moore Family Subdivision of record in Plat Book 8250, Page 891, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Eric J Huemmer and Michelle Huemmer, husband and wife by Warranty deed from Gary L Moore and Sally S Moore, husband and wife of record in Instrument No 20200325-0032157 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 25, 2020

This conveyance is subject to
* Taxes for the year 2023, a lien not yet due and payable
* Plan of record in Plat Book 8250, Page 891, Register's Office for Davidson County, Tennessee
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as **1624 Campbell Road, Goodlettsville, TN 37072**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th day of August, 2023.

Eric J. Huemmer by Loy Carney, Attorney-In-Fact

Michelle Huemmer by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eric J Huemmer and Michelle Huemmer and who acknowledged he/she/they executed the same as the free act and deed of the said Eric J. Huemmer and Michelle Huemmer.

Witness my hand, at office, this 17 day of August, 2023.

Notary Signature
My commission expires 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204