Karen Johnson Davidson County
Batch# 1044938 DEEDWARR
08/31/2023 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230831-0068349

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $1,050,000.00

Affiant Signature

Subscribed and sworn to before me on this the 9 Day of Aug, 2023.

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Thomas J. Muldoon and Keri Hart Muldoon
853 Bresslyn Rd
Nashville, TN 37205

SEND TAX BILLS TO:
Thomas J. Muldoon and Keri Hart Muldoon
853 Bresslyn Rd
Nashville, TN 37205

MAP AND PARCEL NUMBER: Tax ID #: 10215004500

WARRANTY DEED
23NT00809

Effective the 8 Day of Aug., 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Marvin L. Wood, Jr. and wife, Susan H. Wood

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Thomas J. Muldoon and Keri Hart Muldoon, husband and wife

Hereinafter called the GRANTEES, their 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 Lot No. 192 on the Plan of Brook Meade, Section VI of record in Plat Book 2331 page(s) 3 and 4, Registers 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 Marvin L. Wood, Jr. and wife, Susan H. Wood from Todd W. Morrow and wife, Christine L. Morrow, by Warranty Deed dated 08/02/2013 and recorded 08/06/2013 in Instrument No. 20130806-0082527, Register's Office of said County.

This is an improved property commonly known as: 853 Bresslyn Road, Nashville, Tennessee 37203

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 8 day of Aug, 2023

Marvin L Wood

Marvin L. Wood

State of _____)
County of _____)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marvin L. Wood,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward Hunsberger Sr

Notary Public

My Commission expires: 1 / 25 / 2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Susan H. Wood

Susan H. Wood

State of _____)
County of _____)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Susan H. Wood,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward Hunsberger Sr

Notary Public

My Commission expires: 1 / 25 / 2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/8/23 (date of document).

Affiant Signature

8/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st of August, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025