Karen Johnson Davidson County
Batch# 1049650 DEEDWARR
09/13/2023 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230913-0071918

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me, this 12 day of September, 2023.

Notary Public
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Heather Faubion **Alyssa Mosqueira**	**Bank of Tennessee**	**07504000300**
508 Columbus Dr	**PO Box 4980**	
Hermitage, TN 37076	**Johnson City, TN 37602-4980**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Melinda C. Moore Lytle, Trustee of the Moore Family Trust UTA Living Trust Agreement of Harold N. Moore and Carolyn J. Moore, dated July 9, 1997

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Faubion and spouse, Alyssa Mosqueira

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 Lot No. 155, Plan of Tulip Grove, Section Three, of record in Book 3700, Page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Melinda C. Moore Lytle, Trustee of the Moore Family Trust UTA Living Trust Agreement of Harold N. Moore and Carolyn J. Moore, dated July 9, 1997, by Trustee's Quitclaim Deed from Melinda C. Moore Lytle, as appointed Trustee of the Harold N. Moore and Carolyn J. Moore Revocable Living Trust, dated July 9, 1997, aka The Living Trust Agreement of Harold N Moore and Carolyn J Moore, dated July 9, 1997, dated February 23, 2022, of record in Instrument No. 20220309-0027065, in the Register's Office for Davidson County, Tennessee. Oath is made that there have been no amendments to said Trust to said Trust since its inception, and that the same remains in full force and effect. Oath is hereby made that Melinda C. Lytle and Melinda Moore Lytle are one in the same.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 508 Columbus Dr, Hermitage, TN 37076.

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 in 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.

Melinda Moore Lytle Date: 9/12/23

Melinda C. Moore Lytle, Trustee

STATE OF Washington

COUNTY OF Clark

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Melinda C. Moore Lytle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Trustee of the Moore Family Trust UTA Living Trust Agreement of Harold N. Moore and Carolyn J. Moore, dated July 9, 1997and that they are authorized by the Moore Family Trust UTA Living Trust Agreement of Harold N. Moore and Carolyn J. Moore, dated July 9, 1997to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of September, 2023.

NOTARY PUBLIC

My Commission Expires: July 15, 2024

YLSE REBECA FLORES
Notary Public
State of Washington
License Number 21007951
My Commission Expires
July 15, 2024

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of September, 2023.

Affiant Signature
Date 9-12-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

