Karen Johnson Davidson County
Batch# 1052765 DEEDWARR
09/21/2023 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,927.70
20230921-0074358

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DOLORES MOORE GOOLD, A MARRIED WOMAN AND SCOTT ALAN MOORE, A MARRIED MAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS STECKLER AND KARLA MOTLEY, 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. 15 OF BLOCK "D" ON THE MAP OF COUNTRY CLUB ESTATES, AS OF RECORD IN BOOK 843, PAGE PAGE 95, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 15 FRONTS 100 FEET ON THE WESTERLY SIDE OF MCALPINE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DOLORES MOORE GOOLD AND SCOTT ALAN MOORE BY ORDER TO PROBATE WILL FOR ESTABLISHING MUNIMENT TITLE FROM THE ESTATE OF DOROTHY DAVENPORT MOORE, OF RECORD IN INSTRUMENT NO. 20230508-0033766, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY PREVIOUSLY CONVEYED TO EUGENE S. MOORE AND WIFE, DOROTHY D. MOORE, BY INSTALLMENT DEED FROM A.P. CONNELL AND WIFE, MAE CONNELL, OF RECORD IN BOOK 2741, PAGE 108, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, EUGENE S. MOORE PREDECEASED DOROTHY D. MOORE ON AUGUST 19, 1999, LEAVING HER SURVIVING TENANT BY ENTIRETY. DOROTHY D. MOORE, DOROTHY DAVENPORT MOORE AND DOROTHY DELORES MOORE BEING ONE IN THE SAME PERSON. THIS BEING INHERITED PROPERTY IT WAS NOT A PRIMARY MARITAL RESIDENCE FOR NEITHER SELLER.

This is improved property known as 1412 MCALPINE AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 20th day of September, 2023.

Dolores Moore Goold
DOLORES MOORE GOOLD

Scott Alan Moore
SCOTT ALAN MOORE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DOLORES MOORE GOOLD and SCOTT ALAN MOORE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville (City), Tennessee (State), on this the 20th day of September, 2023.

N Kimbrough
Notary Public
My Commission Expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$ 521,000.00**.

Travis Steckler
Affiant

Subscribed and sworn to before me, this the 20th day of September, 2023.

C. Loy Carney
NOTARY PUBLIC
My commission expires _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Address New Owner(s) as follows:
TRAVIS STECKLER and KARLA MOTLEY

1412 MCALPINE AVENUE

NASHVILLE, TN 37216

Send Tax Bills To: Provident Funding Associates, L.P.
1235 North Dutton Ave., Suite E, Santa Rosa, CA 95401

Map and Parcel No(s).: 061-16-0/321.00

True Copy Certification

I, **Pam Autry,** 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 20th day of September, 2023.

Affiant Signature

Date 9/21/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

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