RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-2209-MC

Karen Johnson Davidson County
Batch# 1064620 DEEDWARR
10/25/2023 09 35 15 AM 2 pgs
Fees $13 00 Taxes $2,331 00

20231025-0083473

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $630,000 00.

Tracey Perry
Affiant

Subscribed and sworn to before me, this the 24th day of October, 2023.

Notary Public
My Commission Expires: 1-8-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Megan J. Moore 518 Avondale Park Boulevard Nashville, TN 37221	Pinnacle Bank, a Tennessee Bank 150 3rd Avenue South Suite 1000 Nashville, TN 37201	141 05 0A 652 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Scott Townsend Harbort, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Megan J. Moore, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 652 on the Plat of Avondale, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott Townsend Harbort, a married man, by Warranty Deed from Sandeep Anantha Sathyanarayana and wife, Ramya Jangamakote Ramesh Kumar, of record in Instrument No. 20180608-0055370, in the Register's Office of Davidson County, Tennessee, dated June 08, 2018 and recorded on June 08, 2018.

Leigh Ann Harbort joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **518 Avondale Park Boulevard, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of October, 2023.

GRANTOR:

Scott Townsend Harbort

Leigh Ann Harbort

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Scott Townsend Harbort and Leigh Ann Harbort**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of October, 2023

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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MY COMMISSION EXPIRES 5-9-2026