Karen Johnson Davidson County
Batch# 1064940 DEEDWARR
10/26/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,111.85
20231026-0083923

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-06746

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ross Moffitt and Laine Moffitt 4703 Lovewood Dr. Nashville, TN 37216	New Owner	119 02 0 132.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alvin Cook and Barbara Cook, Co-Executors of the Estate of Ina Lee Speck, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ross Moffitt and Laine Moffitt, husband and wife**, hereinafter called the Grantees, their successors 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. 18 on the Plan of Glenrose Subdivision, as of record in Plat Book 1424, Page 142, Register's Office for said County.

Said Lot No. 18 fronts 135.43 feet on the Southerly side of Evelyn Avenue and runs back 164.1 feet on the Westerly line and 92 feet on the Easterly line to a dead line in the rear, which is a broken line, measuring 135.6 feet thereon.

Being the same property conveyed to A.B. Speck and wife, Ina G. Speck, by Installment Deed from Sam C. Young and wife, Miriam G. Young, of record in Book 4543, Page 75, in the Register's Office of Davidson County, Tennessee, dated October 01, 1971 and recorded on October 07, 1971. The said A.B. Speck died on May 24, 1977, then Ina G. Speck died testate on April 23, 2023, with her will currently being probated in the Circuit Court for Davidson County, Tennessee, Docket No. 23P1196.

Ina G. Speck is one and the same as Ina Lee Speck.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **97 Evelyn Drive, Nashville, TN 37210**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

WITNESS my hand this 25th day of October, 2023

Alvin Cook and Barbara Cook, Co-Executors of the Estate of Ina Lee Speck, deceased

BY: Alvin Cook
Alvin Cook
Co-Executor

BY: Barbara Cook
Barbara Cook
Co-Executor

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alvin Cook and Barbara Cook, Co-Executors of the Estate of Ina Lee Speck, deceased, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Chattanooga, Tennessee, this 25th day of October, 2023.

Notary Public

My Commission Expires: 04/01/2024

PAMELA UNDERDUE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Ziadeh, 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 October 25, 2023.

Custodian's Signature — 10/25/2023 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25 day of October, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON