Karen Johnson Davidson County
Batch# 1073916 DEEDWARR
11/21/2023 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20231121-0090429

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4293

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of November, 2023

Notary Public

Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rebecca Moriary and Kealy Ann Moriarty 1329 Westvale Drive Nashville, TN 37221	InterLinc Mortgage Services, LLC 5875 N. Sam Houston Pkwy West Ste. 300 Houston, TX 77086	126 16 0A 681.00.CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Melissa Patton, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kealy Ann Moriarty and Rebecca Moriarty, spouses married to each other

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. 586 on the Plan of Final Plat of Parkview at Riverwalk, Phase 2 of record in Plat at Instrument No. 20061101-0135728, in the Register's 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 by Warranty Deed from Ribbon Home SPV I, LLC, a Limited Liability Company to Melissa Patton, single woman, recorded July 30, 2019, as Instrument No. 20190730-0075093 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $312,000.00.

FOR INFORMATIONAL PURPOSES ONLY: Commonly Known As: 1329 Westvale Drive, Nashville, TN 37221

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1329 Westvale Drive, Nashville, TN 37221

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 so 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. 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.

Dated this the 17th day of November, 2023.

Melissa Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2023, before me personally appeared Melissa Patton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of November, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 November 17, 2023.

Signature
November 17, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 17, 2023

Notary's Signature

My Commission Expires: 4-13-25

