Karen Johnson Davidson County
Batch# 1076495 DEEDWARR
11/29/2023 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20231129-0092167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/30/2024

(AFFIX SEAL)

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

BS-CRE-23-900

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mariama Sheriff and Fanta Mansaray	New Owners	
(NAME)	(NAME)	148-08-0A-024.00-CO
900 Aldwych Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIANA Y. MOORE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIAMA SHERIFF, A MARRIED WOMAN AND FANTA MANSARAY AND LAMIN KALLON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Final Plat of Cluster Lot Subdivision, Quiet Creek, Phase One of record in Plat at Instrument No. 20020628-0078282, 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 to Phillip D. Moore and Briana Y. Moore, husband and wife by Warranty deed from Rosevelt L. Noble, Jr, a married man of record in Instrument No. 20200728-0082893 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on July 28, 2020.

Being the same property conveyed to Briana Y. Moore, unmarried by Quitclaim deed from Phillip D. Moore, unmarried of record in Instrument No. 20221103-0118771 Register's Office for Davidson County, Tennessee, dated November 02, 2022 and recorded on November 03, 2022.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020628-0078282 and Plat Book 30 Page 38, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030122-0008972, as supplemental in Instrument No. 20030624-0086850, Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument Number 20030124-0010181, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030114-0005586, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyance of record in Instrument Number 20030122-0008973, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 900 Aldwych Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF NOVEMBER, 2023.

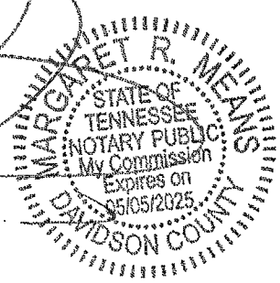
Briana Y. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIANA Y. MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A. Mason, 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 22, 2023.

Affiant Signature

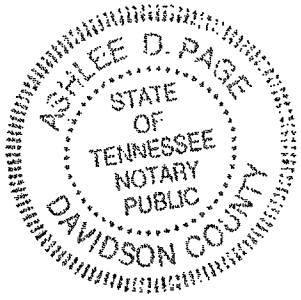
11/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of November, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026