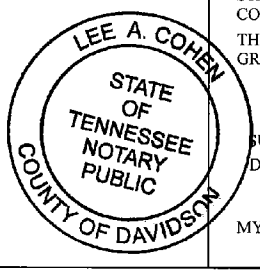
Karen Johnson Davidson County
Batch# 1077715 DEEDWARR
12/04/2023 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20231204-0093236



STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$378,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF **NOVEMBER, 2023.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER MOYNIHAN AND CASEY MOYNIHAN		**073-06-0-054.00**
(NAME) **309 MOSS ROSE COURT**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JEANNIE SMITH, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER MOYNIHAN AND CASEY MOYNIHAN, HUSBAND AND WIFE,** 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. 6, as shown on the map entitled MOSS ROSE ESTATES, of record in Plat Book 4860, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN T. BANDY by deed from MARGIE L. WILLIAMS of record in Book 6054, Page 585, dated May 6, 1983, said Register's Office. JOHN T. BANDY conveyed his interest in said property to JOHN T. BANDY AND IMOGENE S. BANDY, TRUSTEES OF THE BANDY FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 28, 1996, by quitclaim deed of record in Book 10240, Page 338, dated October 28, 1996, said Register's Office. JOHN T. BANDY AND IMOGENE S. BANDY, TRUSTEES OF THE BANDY FAMILY REVOCABLE LIVING TRUST U/A/D OCTOBER 28, 1996, subsequently conveyed said property to IMOGENE S. BANDY by quitclaim deed of record in Instrument No. 20070625-0075902, dated June 15, 2007, said Register's Office. IMOGENE S. BANDY died testate on or about October 14, 2022. Pursuant to the terms of her will of record in Will Book 2022, Page 2211, in the Chancery Court Clerks Office for Sumner County, Tennessee, said property is to be administered as part of the probate estate. CAROL MCHONE, EXECUTRIX OF THE ESTATE OF IMOGENE S. BANDY conveyed said property to JEANNIE SMITH by Executrix's Quitclaim Deed of record in Instrument No. 20230509-0034360, dated May 5, 2023, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 48960, page 112 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(**X**) property, known as **309 MOSS ROSE COURT, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 30th day of November, 2023.

JEANNIE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2023.

My Commission expires: **March 3, 2026**

Lisa A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 11-30-2023.

Affiant Signature

12/4/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 4 day of December, 2023.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

900