Karen Johnson Davidson County
Batch# 1079587 DEEDWARR
12/07/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20231207-0094657

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Y-BE-23-3212

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)
Caddius Moore and Trevicca Moore	New Owner	
(NAME)	(NAME)	
3212 Crislynndale Drive		**050-15-0-110.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-2410		
(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, **SHELIA ANGLIN, AN UNMARRIED WOMAN AND YVONNE CARTWRIGHT, A MARRIED WOMAN AND KIM GUINN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CADDIUS MOORE AND TREVICCA MOORE, HUSBAND AND WIFE,** 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. 547, Section III, Parkwood Estates, of record in Book 3300, Page 31, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Katie P. Anglin, unmarried by Warranty Deed from William Larry Bryant and A.C. Sloan, dated August 27, 1992 and recorded August 28, 1992 in Book 8714, Page 196, Register's Office of Davidson County, Tennessee.

The said Katie P. Anglin having since died testate. Title to the subject property vested at her death in Shelia Anglin, Yvonne Cartwright, and Kim Guinn as Devisees under her duly probated Last Will and Testament in Docket Number 23P1685 In The Probate Court for Davidson County, Tennessee.

The said Shelia Anglin further joins in this conveyance in her capacity as Executrix in order to convey any lingering interest the Estate of the decedant may have recieved in the subject property.

This conveyance is subject to:
- Taxes for the year 2023, a lien paid in full at closing.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 31, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3313, Page 402, 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: **3212 Crislynndale Drive, Nashville, Tennessee 37207-2410**.

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 1st DAY OF DECEMBER, 2023.

Shelia Anglin

Yvonne Cartwright

Kim Guinn by Shelia Anglin, Attorney-in-Fact

Kim Guinn by Shelia Anglin, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELIA ANGLIN, 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 1 of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YVONNE CARTWRIGHT, 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 1 of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELIA ANGLIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KIM GUINN, and who acknowledged he/she/they executed the same as the free act and deed of the said KIM GUINN.

Witness my hand and official seal, this the 1 of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/1/23.

Affiant Signature – Joshua A. Terry

12/4/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/4/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27