Karen Johnson Davidson County
Batch# 1080151 DEEDWARR
12/08/2023 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20231208-0095008

This Instrument Prepared By:
Access Title & Escrow, Inc
111 South Anderson Street
Tullahoma, TN 37388

Send Tax Bills to Property Owner:
Anthony Mooreland and Peggy Moorland
900 Kalvesta Court
Nashville, TN 37013

WARRANTY DEED

Map & Parcel No:150-03-0-401.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kristine Cenfield Riis, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anthony Mooreland, unmarried man, and Peggy Mooreland, unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 369 on the Plan of The Country, Section 8, 2nd Revision, as shown on plat of record in Plat Book 6250, page 779, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 369, being a corner lot, fronts 73.03 feet on the southerly margin of Kalvesta Court and fronts 81.07 feet on the easterly margin of Dresden Court, said frontages being joined by a curve measuring 34.21 feet; the easterly line of said lot extends back 121.92 feet and intersects the southerly line, which measures 91.89 feet thereon.

Subject to Restrictive Covenants of record in Book 6764, page 735; and Matters as shown on plat of record in Plat Book 6250, page 779-780 and Plat Book 6250, page 912-913, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to KRISTINE R. CENFIELD, by deeds of record in Instrument No. 20030108-0003209, said Register's Office. See, also, deed to KRISTINE CENFIELD RIIS, by deed of record in Instrument No. 20231127-0091480, said Register's Office.

This is improved (X) or unimproved ( ) property, known as:
900 Kalvesta Court, Nashville, TN 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 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 persons.

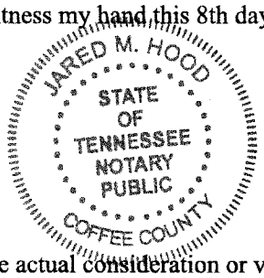
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of December, 2023.

Kristine Cenfield Riis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said county and state, the within named Kristine Cenfield Riis the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of December, 2023.



Notary Public
My commission expires: 4.17.24

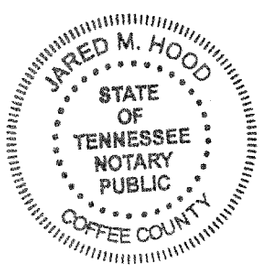
AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is **365,000.00**.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 8th day of December, 2023.



Notary Public
My commission expires: 4.17.24

Tennessee Certification of Electronic Document

I, **Jared M Hood,** 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 12/08/2023.

12/08/2023

Date

Affiant

State of Tennessee
County of Coffee

Sworn to and subscribed before me this 8th day of December, 2023.

Notary Signature

My Commission Expires:
12225

VICTORIA KING
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
MY COMMISSION EXPIRES 12225