Karen Johnson Davidson County
Batch# 1093072 DEEDWARR
01/23/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240123-0004397

ANGELA HYDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

# WARRANTY DEED

MOORE-T23164

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$650,000.00~~ .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF January, 2024.

(Affix Seal) Notary Public

My Commission Expires: 10/21/24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**TITLE SOLUTIONS, LLC**
111 Maple Row Blvd.
Hendersonville, TN 37075

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| William Gary Moore and Shirley Moore | United Wholesale Mortgage,LLC ISAOA | 017.00-0-065.00 AND -240 |
| 2314 & 2300 Luster Road Lot 1 and 2 | PO BOX 202028 | |
| Goodlettsville, TN 37072 | Florence, SC 29502-2028 | |

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, I/we, JAMES L. GRISSOM, UNMARRIED hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto WILLIAM GARY MOORE AND SHIRLEY MOORE, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETIES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOT 1
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Ollie Luster Subdivision, of record in Book 5190, page 309, Register's Office for said County, to which plan refence is hereby made for a more complete description.

Being the same property conveyed to James L. Grissom and wife, Wanda T. Grissom by Deed from Willa J. Faris and husband, Jerry L. Faris by Deed of record in Book 7994, page 348 recorded on 11/29/1989, Register's Office for Davidson County, Tennessee.

Wanda T. Grissom having since died on 4/24/2023, leaving James L. Grissom as surviving tenant.

LOT 2
Land situated in the 10th Civil District of Davidson County, Tennessee described in an unrecorded survey dated May 20, 1977 by Cole Surveying Service, described as follows:

Beginning at a point in the easterly margin of Luster Road at the northwesterly corner of Lot No. 2 according to the survey of Cole Surveying Service, dated May 20, 1977; thence N. 89 deg 42' E 415.05' to a point; thence S 7 deg 38' W 400.00' to a point; thence N 79 deg 36' W 328.91' to a point; thence N. 5 deg 30' W 61.00' to a point; thence N 43 deg 00' to the point of beginning, containing 3.28 acres more or less.

Being the same property conveyed to James L. Grissom and wife, Wanda T. Grissom by Deed from Jerald L. Cuffman and wife, Judy V. Cuffman of record in Book 8476, page 901, recorded on 11/01/1991, Register's Office for Davidson County, Tennessee.

Wanda T. Grissom having since died on 4/24/2023, leaving James L. Grissom as surviving tenant.

This is ( X ) improved property known as 2300 & 2314 Luster Road Lot 1 and 2, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 18th day of January, 2024 :

James L. Grissom

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named JAMES L. GRISSOM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 18th day of January, 2024.

Notary Public

My Commission Expires

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

**Tennessee Certification of Electronic Document**

I, Linzy Lehn, 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 11/9/2024 (date of document).

Affiant Signature

1/22/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22 day of January, 2024.

Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: _____