This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1097748
02/05/2024 10:52:00 AM
Fees: $13.00 Taxes: $536.50

Davidson County
DEEDWARR
2 pgs

20240205-0007834

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $145,000.00.

Melissa L Taylor
Affiant

Subscribed and sworn before me this the 26 day of January, 2024.

Notary Public
My commission expires: 9/21/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James W. Taylor Jr and Melissa L. Taylor 1620 Campbell Road Goodlettsville, TN 37072	New Owners	024-00-0 050.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GARY L. MOORE AND SALLY S. MOORE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JAMES W. TAYLOR, JR AND MELISSA L. TAYLOR, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Subdivision Plat for Moore Family Subdivision of record in Book 8250, Page 799, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being part of the same property conveyed to Gary L. Moore and Sally S. Moore, by Quitclaim Deed dated 11/28/1997 from George H. Freson and Gary L. Moore, of record in Book 10711, Page 549, in the Register's Office of Davidson County, Tennessee.

Also being part of the same property previously conveyed to George H. Freson and Gary L. Moore, by Warranty Deed dated 03/26/1997 from Leon Fanning and wife, Fronie Fanning, of record in Book 10397, Page 958, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1602 Campbell Road, Goodlettsville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 26 day of January, 2024.

Gary L. Moore

Sally S. Moore

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary L. Moore and Sally S. Moore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of January, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY