Name and Address of New Owner:
Eber Moran, Alex Moran, and Samuel Moran
2422 Dickerson Pike
Nashville, TN 37207

Send Tax Statements To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1099883 DEEDWARR
02/09/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $858.77
20240209-0009325

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Map & Parcel(s):
025-14-0-004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Brillhart, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Eber Moran, a married man, Alex Moran, a married man, and Samuel Moran, a married man, all as tenants in common with rights of survivorship**, hereinafter called the GRANTEE, their heirs, successors 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. 31 on the Plan of Section Two Part one Solitude Acres of record in Plat Book 3842, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Pamela Brillhart by Quitclaim Deed from William L. Buhro and wife Sandra J. Buhro of record in Instrument No. 20040702-0079102 Register's Office for Davidson County, Tennessee, dated June 26, 2004 and recorded on July 2, 2004.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 211 Dry Creek 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 GRANTEE, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 7 day of February, 2024.

Pamela Brillhart

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 7 day of February, 2024, before me personally appeared Pamela Brillhart, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 7 day of February, 2024.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $232,100.00.

Affiant Signature

Subscribed and sown to before me, this the 8 day of February, 2024.

Notary Public
My Commission Expires: 08-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Gissel Roman, 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 2/7/24.

Date

Affiant Signature

2/8/24
Date

State of Tennessee

County of Rutherford

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

Jameka Braden
Notary's Signature

My Commission Expires: **9/21/25**
Date

Notary's Seal (if on paper)

