This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1107762 DEEDWARR
03/06/2024 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20240306-0015601

State of Tennessee }
County of Davidson }
The actual consideration or value, whichever is greater for this transfer is: $220,000.00

Affiant Signature
Subscribed and sworn to before me on this the 27th Day of Feb 2024.

Notary Public
My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Stardust, LLC
430 Walton Ferry Rd, Ste 205
Hendersonville, TN 37075

SEND TAX BILLS TO:
Stardust, LLC
430 Walton Ferry Rd, Ste 205
Hendersonville, TN 37075

MAP AND PARCEL NUMBER: Tax ID #: 131020A09500CO

WARRANTY DEED

24NT00027

Effective the 27th Day of Feb, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Daneell Edwards Moore and Alonzo Moore, husband and wife, as tenants in common with rights of survivorship

Hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Stardust, LLC

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in DAVIDSON, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being a certain Condominium apartment, Unit No. M-12 on the Plan of Hobbs House Apartments of record in Book 4595, Page 74, as amended in Book 5200, Page 54, and by Master Deed of record in Book 5289, Page 515, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Daneell Edwards from Benjamin Edwards, by Quitclaim Deed dated 01/27/2003 and recorded 02/26/2003 in Instrument No. 20030226-0025448, Register's Office of said County.

Being the same property conveyed to Benjamin L. Edwards, Sr, and Daneell D. Edwards by Warranty Deed dated 07/31/2002 and recorded 08/06/2002 from Charles M. Greene, as Administrator of the State of Paul Edward Kalb of record in Document Number 20020806-0094690, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2116 Hobbs Rd Apt M12, Nashville, TN 37215-3337

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. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 our hands this the 27 day of Feb, 2024

Daneell Edwards Moore
DANEELL EDWARDS MOORE

ALONSO MOORE

State of Georgia }
County of Gwinnett }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Daneell Edwards Moore and Alonso Moore**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Tracey Flowers
Notary Public
My commission expires: 03/09/2026

Tracey Flowers
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires March 09, 2026

Tennessee Certification of Electronic Document

I, Summer Barton 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 2/27/24 (date of document).

Summer Barton
Affiant Signature

3/5/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of March, 2024

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24