AFTER RECORDING RETURN TO:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128
File No. 2022603

Karen Johnson Davidson County
Batch# 1111929 DEEDWARR
03/18/2024 09:44:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240318-0018383

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 073 12 0 010.00

WARRANTY DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(A) (3) (E).

THIS INDENTURE made and entered into on this 8 **day of** MARCH, 2024 by and between **Michael R. Moore, an unmarried man,** residing at 2409 Wilford Drive, Nashville, TN 37214, and **Katherine L. Moore, an unmarried woman,** residing at 1024 Clubview Dr., Unit E101, Gallatin, TN 37066, **formerly a married couple**, hereinafter referred to as Grantor(s) and **Michael R. Moore, an unmarried man,** residing at 2409 Wilford Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Zero and 00/100 ($0.00), Dollars has this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This Deed arises from the fulfillment of that Final Decree of Divorce and Marital Dissolution Agreement filed in the Circuit Court of the County of Davidson, State of Tennessee in Case No. 23D950 ("DIVORCE"). Therefore, the execution and delivery of this Deed terminates all right, title, claim and interest Katherine L. Moore currently has in the above described real property as a result of the DIVORCE, prior conveyances or otherwise.

Property commonly known as: 2409 Wilford Drive, Nashville, TN 37214

Being the same property conveyed to MICHAEL R. MOORE ET UX KATHERINE L. MOORE from T. E. GILLESOIE ET UX WINONA GILLESPIE in a Deed dated August 13, 1976 and recorded August 23, 1976 under Book: 5059 Page: 749 Instrument: D64285 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Michael R. Moore

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Michael R. Moore**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE, this 8 day of MARCH, 2024.

Notary Public

My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Katherine L. Moore

Katherine L. Moore

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Katherine L. Moore**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE, this 8 day of MARCH, 20 24.

Notary Public

My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: MICHAEL R. MOORE

STATE OF TENNESSEE
COUNTY OF SUMNER

Subscribed and sworn to before me this 8 day of MARCH, 2024.

Notary Public
My Commission Expires: 6/26/2024

Name and address for person(s) responsible for taxes:

NKA ~~Michael E. Moore~~ MICHAEL R MOORE
2409 Wilford Drive
Nashville, TN 37214

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address of property owner:

NKA ~~Michael E. Moore~~ MICHAEL R. MOORE
2409 Wilford Drive
Nashville, TN 37214

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 263 ON THE PLAN OF SECTION IV, ADDITION II, SUNSET VIEW, AS OF RECORD IN BOOK 2854, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION.

Parcel ID Number: 073 12 0 010.00

Property commonly known as: 2409 Wilford Drive, Nashville, TN 37214

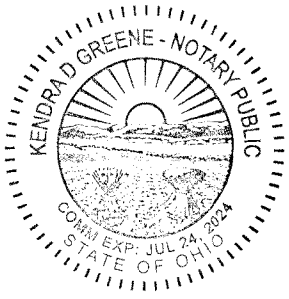
TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Angelia Webb, 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 March 8, 2024 (date of document)

Affiant Signature - Angelia Webb
Date: March 12, 2024

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 12th day of March, 2024.



Notary Public

My Commission Expires: 07/24/2024

Notary Seal