Karen Johnson Davidson County
Batch# 1113806 DEEDWARR
03/21/2024 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20240321-0019702

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347101** STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me, this 21st day of March, 2024. Notary Public My Commission Expires: 6/25/25

WARRANTY DEED

Address New Owner: David T. Moore and Deborah D. Moore 4608 Toddington Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 10 0 009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie M. Boos, Successor Trustee of the Toddington Trust, u/a/d June 26, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David T. Moore and Deborah D. Moore, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Three, Seven Hills of record in Plat Book 2663, Page 89, 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 R.L. Moore, Trustee of The Toddington Trust u/a/d June 26, 2019, by Warranty Deed from Rebecca Y. Harris, Trustee of The Peyton Family Trust, dated July 19, 2017, of record in Instrument No. 20190702-0064518, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019 and recorded on July 02, 2019. R.L. Moore having since been replaced as Trustee by Julie M. Boos as Successor Trustee pursuant to that certain First Amendment to the Trust Agreement dated April 8, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Seven Hills, as recorded in Plat Book 2663, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2881, Page 552.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5765, Page 765.

This is improved property located at 4608 Toddington Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of March, 2024.

TODDINGTON TRUST

Julie M Boos Trustee

Julie M. Boos, Successor Trustee

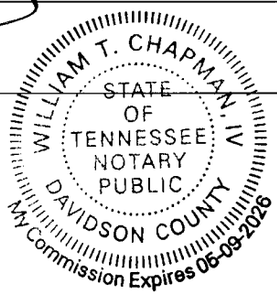
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie M. Boos, with whom I am personally acquainted, and who acknowledged that she is the Successor Trustee of the Trust referenced herein and as such Trustee executed the within instrument with authority and for the purposes therein contained.

Witness my hand, ~~at office~~, this 21st day of March, 2024.

Notary Public

My ~~Commission~~ Expires: _____



Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/21/24 (date of document).

Emma Howard
Affiant Signature

3/21/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21 day of March, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL