Karen Johnson Davidson County
Batch # 1116526 DEEDWARR
03/28/2024 02:45:07 PM 2 pgs
Fees: $13.00 Taxes: $821.40
20240328-0021756

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SC-CI-24-4629

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH24-07375

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lanny Mooneyham 500 Gallatin Rd. Madison, TN 37115	NEW OWNER	064 04 0 049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roy W. Napper, a married man and Roy W. Napper and Jane M. Napper, heirs at law of Christopher S. Napper, Deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lanny Mooneyham, unmarried**, hereinafter called the Grantees, their 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. 17A, on the Plan of Zone Lot of Lot No. 17 of Lake Country, of record in Book 5200, Page 493, as amended in Book 5800, Page 363, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy W. Napper, a married man, and Christopher S. Napper, a single man, by Warranty Deed from Heather D. Stokes, married, of record in Instrument No. 20070814-0097018, in the Register's Office of Davidson County, Tennessee, dated August 10, 2007, and recorded on August 14, 2007.

The said Christopher S. Napper having passed intestate on December 15, 2023.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

Affidavits of heirship recorded in Instrument No. 20240328-0021754 and Instrument No. 20240328-0021755 Register's Office Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4629 Woodview Circle, Old Hickory, TN 37138

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 27th day of March, 2024

Roy W. Napper

Roy W. Napper and Jane M. Napper, heirs at law of Christopher S. Napper, Deceased

BY: Roy W. Napper
Roy W. Napper, Heir

BY: Jane M. Napper
Jane M. Napper, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Roy W. Napper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 27th day of March, 2024.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jane M. Napper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 27th day of March, 2024.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY