Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0040

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00

Haley Hogg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of March, 2024

Notary Public

Commission Expires: 06-25-2025

BRITTANY BREWER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Karen Johnson Davidson County
Batch# 1116599 DEEDWARR
04/01/2024 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $989.75
20240401-0021872

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth A. Holzman 8906 Hester Beasley Road Nashville, TN 37221	Tower Community 7271 Nolensville Rd. Nolensville, TN 37135	168-00-0-124.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cheryl Lynn Moon, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth A. Holzman, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 9th Civil District of Davidson County on the Hester and Beasley Road and being a portion of a 103-acre tract as described in deed of record in Book 2247, Page 621, Register's Office for said County, and described according to a survey made by S.H. Hutchison, July 4, 1957, as follows:

BEGINNING at a stake, the Southeasterly corner of a 4-acre tract owned by Mrs. Taylor, formerly owned by Enoch Ursery; thence with said 4-acre tract North 40 degrees West 25.5 poles to a stake in Hester and Beasley Road with light pole as pointer; thence with Southerly margin of said road as follows: North 49 degrees East 22 poles to stake with Persimmon pointer, North 37 degrees 30 minutes East 3.5 poles to stake with Hickory pointer; thence leaving road going South 68 degrees East 14.75 poles to a double Red Oak; thence South 47 degrees 30 minutes West 7.2 poles to a Hickory with a Persimmon and two Sassafras pointers; thence South 40 degrees East 13.5 poles to a stake; thence South 50 degrees West 25.5 poles to the beginning and containing 4.25 acres, being the same, more or less.

BEING the same property conveyed to Cheryl Lynn Moon by Warranty Deed from Judy Ursery, an unmarried woman, dated 4/28/2017 and recorded 5/2/2017 in Instrument No. 20170502-0042878, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8906 Hester Beasley Road Nashville, TN 37221.

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 and assigns forever; and we so covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~27th~~ 26th KG day of March, 2024.

Cheryl Lynn Moon

Cheryl Lynn Moon

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl Lynn Moon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this ~~27th~~ 26th KG day of March, 2024.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
(Notarial Seal)
COUNTY OF SUMNER

Kim Graves
Notary Public
My Commission Expires: 8-20-24

MAURY COUNTY
TITLE COMPANY, INC.
805 South Garden Street
P.O. Box 2012
Columbia, TN 38402-2012
Phone (931) 388-4487
Fax (931) 381-3748
www.maurycountytitle.com

Tennessee Certification of Electronic Document

I, Halei Higgs, 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 3-26-2024 (date of document).

Halei Higgs
Affiant Signature

3-27-2024
Date

State of Tennessee
County of Maury

Sworn to and subscribed before me this 27TH day of March, 2024.

Notary's Signature

My commission expires: 06-25-2025

NOTARY'S SEAL

BRITTANY BREWER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY