Karen Johnson Davidson County
Batch# 1122527 DEEDWARR
04/12/2024 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $526.33
20240412-0026245

WARRANTY DEED

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL 2024.

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tangible Assets, LLC	Tangible Assets, LLC	150-07-0-132.00
(NAME)	(NAME)	
111 Shawnee Dr	111 Shawnee Dr	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Shelley Leigh Moore, Heir-at-Law for The Estate of Wanda June Moore**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tangible Assets, LLC, a Tennessee Limited Liability**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 113 on the Plan of The Country Subdivision, Section 4A, as of record in Book 5200, Pages 138 and 139, Register's Office for Davidson County, Tennessee.

SAID Lot No. 113 fronts 80.feet on the northeasterly margin of Autumn Drive and extends back 131.50 feet on the northwesterly line and 138.13 feet on the southwesterly line to a broken line in the rear measuring 106.58 feet thereon.

Being the same property conveyed to Robert H. Moore, II and wife, Wanda W. Moore by Warranty Deed from Daniel C. Morgan and wife, Rebecca M. Morgan, dated 06/06/1983, of record in Book 6070, Page 615, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wanda W. Moore by Quitclaim Deed from Robert H. Moore, II, dated 08/25/2008, of record in Instrument 20080910-0092618, Register's Office for Davidson County, Tennessee.

The said Wanda W. Moore died intestate on 05/20/2023, leaving the said Shelley Leigh Moore as his/her sole heir at law as evidenced in Affidavit of Heirship being filed simultaneously herewith in Instrument No. 20240412-002624 and Instrument No. 20240412-0026244 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3205 Autumn Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of April 2024.

The Estate of Wanda June Moore

Shelley Leigh Moore

Shelley Leigh Moore, Heir at Law

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 Shelley Leigh Moore, the heir-at-law for the estate of Wanda June Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2024.

Lori Buie

Notary Public:
My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway St
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby, do hereby make path that I am licensed attorney and/or 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 the law on 4-11-24.

Brenda Shelby

AFFIANT

DATE: 4-11-24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 11th day of April, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027