Karen Johnson
Batch # 1124875
04/19/2024 10:27:48 AM
Fees: $18.00 Taxes: $2,405.00
Davidson County
DEEDWARR
3 pgs
20240419-0028136

Name and Address of New Owner:
Ralph Cablao Noyes and Abbey Marie Loehr
2807 Noonan Drive
Nashville, TN 37206

Send Tax Bills To: Movement Mortgage, LLC
8024 Calvin Hall Rd., Indian Land, SC 29707

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-24-2807

Map & Parcel No: 083-15-0-100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael C. Black and Brittini Coker Black, husband and wife and Charles Black, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ralph Cablao Noyes and Abbey Marie Loehr, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section One, Fortland Park of record in Plat Book 2663, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 115 fronts 75 feet on the Easterly side of Noonan Drive runs back between lines 145.8 feet on the Northeasterly side and 1 53.6 feet on the Southwesterly side, to a dead line in the rear on which it measures 100.4 feet.

Being the same property conveyed to Michael C. Black and Brittini Coker Black, husband and wife, and Charles Black, a married man, by Warranty Deed from James Matthew Baggett and Marla A. Baggett, husband and wife, of record in Instrument No. 20180606-0054388 Register's Office for Davidson County, Tennessee, dated June 04, 2018 and recorded on June 06, 2018.

This property is not now nor has it ever been the primary residence of Charles Black.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of April, 2024.

Michael C Black (SEAL)
Michael C. Black

Brittini Coker Black (SEAL)
Brittini Coker Black

Charles Black by Michael Black (SEAL)
Charles Black by Michael C. Black, his Attorney-In-Fact as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael C. Black and Brittini Coker Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of April, 2024.

STEVEN P DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of April , 2024, before me personally appeared Michael C. Black to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles Black, and acknowledged that he executed the same as the free act and deed of the said Charles Black.

Witness my hand and seal this 16th day of April, 2024.

STEVEN P DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

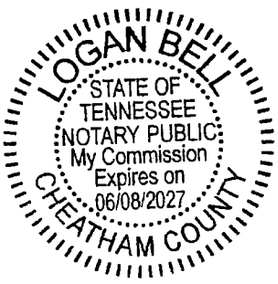
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of April, 2024.

Notary Public
My commission expires:_____



File No. GNT-24-3263