605,000.00

WARRANTY DEED

Karen Johnson
Batch # 1127729
04/26/2024 10:21:53 AM
Fees: $18.00 Taxes: $2,238.50

Davidson County
DEEDWARR
3 pgs

20240426-0030318

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $605,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF APRIL, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/9/24

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3140LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
DTR Homes, LLC	New Owner	172-09-0A-072.00-CO
6544 Banbury Xing		
Brentwood, TN 37027		

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, WE, **TIFFANIE L. TATE-MOORE AND ALFRED MOORE JR.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DTR HOMES, LLC** 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 Davidson County, Tennessee, being Lot No. 72 on the plan of Banbury Crossing, Section 2, of record in Plat Book 9700, pages 605-609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tiffanie L. Tate-Moore and husband, Alfred Moore, Jr. by Warranty Deed from The Jones Company of Tennessee, LLC, dated August 17, 2004, and recorded on August 19, 2004, in Instrument Number 20040819-0100331, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;

(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements, setback and building lines and any amendments thereto as disclosed in the Final Plat of Section Two, Banbury Crossing, in Plat Book 9700, Pages 605-609; and Adoption, Recertification and Approval of the Final Plat of Section Two of Banbury Crossing, in the Davidson County, Tennessee Register's Office. We delete any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded under in Book 10369, Page 48; and as amended in Instrument Number 20030728-0105031; Instrument Number 20051020-0126681, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded under Book 4148, Page 75; Book 4148, Page 196; Book 4148, Page 247; Book 4148, Page 254; Book 4148, Page 292, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. Charter of Banbury Crossing Homeowners Association, Inc. recorded in Book 11187, Page 575, Register's Office for Davidson County, Tennessee. By-Laws of Banbury Crossing Homeowners Association, Inc. recorded in Instrument Number 20020610-0070239, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-DTR-24-6544

This is improved property known as 6544 Banbury Xing, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 our hand on the 22nd day of April, 2024.

Tiffanie L. Tate

Tiffanie L. Tate-Moore

Alfred Moore, Jr.

Alfred Moore Jr.

STATE OF TENNESSEE

COUNTY OF Hickman

Personally appeared before me, a Notary Public of said County and State, TIFFANIE L. TATE-MOORE AND ALFRED MOORE JR., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

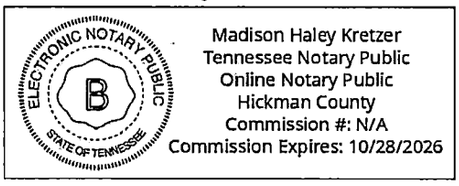
Witness my hand and official seal at Hickman, Tennessee, this 22nd day of April, 2024.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



Tennessee Certification of Electronic Document

I, John Gleaves, 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 04/22/24 (date of document).

Affiant Signature

4/25/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/9/24

NOTARY'S SEAL

