Karen Johnson Davidson County
Batch# 1128688 DEEDWARR
04/29/2024 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20240429-0031013

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/29/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Moore Homes, LLC	Same as New Owner	142-10-0B-035.00
(NAME)	(NAME)	
1178 Mount Pleasant Rd.		
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082		
(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 Brittany L Slate, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Moore Homes, LLC, a Tennessee Limited Liability Company, 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:

Land in Davidson County, Tennessee, being Lot No. 35, on the Plan of Phase 1, a planned unit development, Belle Pointe, of record in Plat Book 6250, pages 500 and 501, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barton W. Dennis, a single person by Warranty Deed from Barry Construction Co., A Tennessee Corporation, dated 12/29/1999, of record in Instrument 20000103-0000266, Register's Office for Davidson County, Tennessee.

The said Barton W. Dennis died intestate on 09/05/2022, leaving the said Brittany Loren Slate as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed in Instrument 202303240021387, corrected in Scrivener's Affidavit of record in Instrument 202306160045987, Instrument 202404040023919, 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 ☒ 418 Belle Pointe Drive, Nashville, TN 37221
(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 29 day of April, 2024.

Brittany L Slate

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brittany L Slate, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29 day of April, 2024.

Notary Public:
My Commission Expires: 4.19.2027

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby, do hereby make oath 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 4/29/2024.

Brenda Shelby

AFFIANT

DATE: 4/29/2024

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 29th 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