Prepared by:
, Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1135633
05/16/2024 10:30:24 AM
Fees: $13.00 Taxes: $1,217.30

Davidson County
DEEDWARR
2 pgs

20240516-0036288

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $329,000.00.

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 14th day of May, 2024.

Notary Public
My commission expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
mission Expires
ct. 27, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Casey A. Moore 5170 Hickory Hollow Pkwy, #254 Antioch, TN 37013	New Owner	163-05-0B-065.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA JEFFREY MELSON, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Casey A. Moore, unmarried,** hereinafter called the Grantees, their successors 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. 65, a HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE II, MILL PARK (FORMERLY HICKORY HOLLOW TOWNHOMES), as shown by the Plat of record in Instrument No. 20000706-0066999, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua Jeffrey Melson, by Warranty Deed from Leron M. Peete, single, dated March 5, 2021, and recorded March 10, 2021, of record in Instrument No. 20210310-0031352, Register's Office for Davidson County, Tennessee.

This property is improved property known as 5170 Hickory Hollow Pkwy, Unit 254, Antioch, Tennessee 37013.

This conveyance is further 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, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 my hand this 14th day of May, 2024.

Joshua Jeffrey Melson

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Jeffrey Melson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 14th day of May, 2024.

Brian Payne
Notary Public
Commission expiration date: 09/07/2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY