This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22721-AP

Karen Johnson Davidson County
Batch# 1143943 DEEDWARR
06/06/2024 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $954.23
20240606-0042402

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $257,900.00.

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2024.

Notary Public
My Commission Expires: 11-6-2027

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan Tinnin Lonnie Tinnin 313 Hitt Lane Goodlettsville, TN 37072	New Owner	018-07-0-038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda Moore Maggart, and Steven Herschel Moore**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Susan Tinnin and Lonnie Tinnin, wife and husband**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 39, Section 1, Connell Estates, according to survey and plat of same appearing of record in Book 2900, page 15, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Martha H. Moore by Warranty Deed from Charles H. Borges and wife, Gertrude R. Borges, as tenants by the entirety, dated November 19, 1986, recorded November 25, 1986, of record in Book 7049, page 744, Register's Office for Davidson County, Tennessee. The said Martha H. Moore having since died on July 8, 2022, leaving Linda Moore Maggart and Steven Herschel Moore the beneficiaries under her Last Will and Testament in Probate Case No. 22P1342, Probate Court for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **313 Hitt Lane, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of June, 2024

GRANTOR:

Linda Moore Maggart

Steven Herschel Moore

Steven Herschel Moore

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Moore Maggart, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of June, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF ALABAMA
COUNTY OF Morgan

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Herschel Moore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

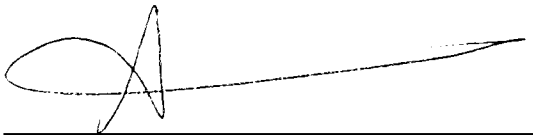
WITNESS my hand and seal at office this 4th day of June, 2024.

Marquisa Hubbard
Notary Public
My Commission expires: June 28, 2026

MARQUISA HUBBARD
Notary Public
Alabama State at Large

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-6-2024.



Affiant Signature — Date: 6-6-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-6-2024.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal