Karen Johnson Davidson County
Batch# 1144582 DEEDWARR
06/07/2024 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $10,778.10
20240607-0042827

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38148-04-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,913,000.00. Affiant Subscribed and sworn to before me this 7th day of June, 2024. Notary Public My Commission Expires:

MICHAEL FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Bennett Moore Kellen Alexander Moore 1105 Nichol Lane Nashville, TN 37205	Mortgage Investors 8320 E Watkins Pike Knoxville TN 37923	Map and Parcel No.: 13005013100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Byron Stephens II and Sara Stephens, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Lauren Bennett Moore and Kellen Alexander Moore, Sr., Wife and Husband ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1105 Nichol Lane, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 7th day of June, 2024.

GRANTORS:

Byron Stephens II

Sara Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Byron Stephens II and Sara Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17, Block 5 on the Plan of The Highlands of Bellemeade of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

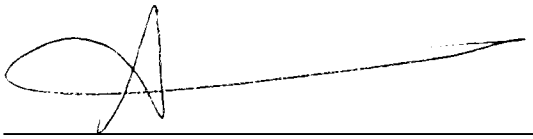
Being the same property conveyed to Byron Stephens II and Sara Stephens, husband and wife, by deed dated March 29, 2018 from Colclasure Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180405-0032196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2024 and subsequent years, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 13005013100.
2. Restrictive Covenants contained in an instrument of record in Book 722, Page 547, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee.
4. Easements as set forth in Book 723, Page 95, amended in Book 928, Page 621, Register's Office for Davidson County, Tennessee.
5. Easements of record in Book 1454, Page 299 and Book 1466, Page 515, Register's Office for Davidson County, Tennessee.
6. Subject to any water rights of record in Book 722, Page 547, Book 1027, Page 541, and in Book 1255, Page 580, Register's Office for Davidson County, Tennessee.
7. Agreement to Convey Drainage Easement of record in Book 7760, Page 294, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6288, Page 681, Register's Office for Davidson County, Tennessee.

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 6-7-2024.



Affiant Signature — Date: 6-7-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-7-2024.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal