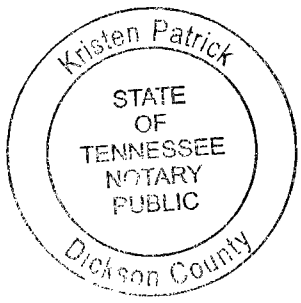
THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$499,000.00**. **Affiant** Subscribed and sworn to before me, this **7th day of June, 2024**. **Notary Public** **My commission expires:** 8/22/2024



Karen Johnson Davidson County
Batch# 1145210 DEEDWARR
06/10/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20240610-0043340

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Eugene Moore, Jr. **2313 Spring Branch Drive** **Madison, TN 37115**	New Owner	**026-16-0-056.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Joye H. Hood, a widow**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Robert Eugene Moore, Jr., a married man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two North Hill Estates of record in Plat Book 3700, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 130 feet on the easterly side of Spring Branch Drive, and extends back 330 feet on the southerly line and 324 feet on the northerly line, to a broken line in the rear on which it measures 145.1 feet

Being the same property conveyed to John W. Hood, Jr., and wife Joye H Hood by Warranty Deed from Thomas S. Burnette, Jr., and wife, Mary C. Burnette of record in Book 4172, page 530, Register's Office for Davidson County, Tennessee, dated September 13, 1967 and recorded on September 20, 1967.

HE-2024-212

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2313 Spring Branch Drive, Madison, TN 37115**.

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 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 my/our hand(s) this ~~7th~~ 6th (JB) **day of June, 2024.**

Joye H. Hood by
Sandra F. Garner
Attorney in fact

Joye H. Hood by Sandra F. Garner, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Dickson

On this ~~7th~~ 6th (JB) **day of June, 2024, before me personally appeared Sandra F. Garner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this ~~7th~~ 6th (JB) **day of June, 2024.**

Notary Signature
My commission expires: 3/3/26

TAMMIE BLAKENEY
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES MARCH 03, 2026

I, Kristen Patrick, do herby 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 is this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/7/2024 (date of document).

Affiant Signature

6/7/2024

Date

State of TN

County of Dickson

WHITNEY HILDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Sworn to and subscribed before me this 7th day of June, 2024. Whitney Hilde Notary's Signature

MY COMMISION EXPIRES: 6/25/2025

Notary's Seal (if on paper)