WARRANTY DEED

Karen Johnson
Batch # 1145605
06/11/2024 09:50:56 AM
Fees: $13.00 Taxes: $6,845.00

Davidson County
DEEDWARR
2 pgs

20240611-0043556

Y-C-24-6705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kirby P. Moss Revocable Trust and Shannon L. Moss Revocable Trust	**Same as New Owner's**	
(NAME)	(NAME)	**102-12-0-075.00**
6705 Darden Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 consideration, the receipt of which is hereby acknowledged, **ABBIE Y. TIDMORE AND JERRY J. TIDMORE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIRBY P. MOSS REVOCABLE TRUST AND SHANNON L. MOSS REVOCABLE TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that certain parcel of land lying and being situated in the County of Davidson County, State of Tennessee to wit:

Being Lot No. 254 on the plan of Horton Heights, Section E, as shown on plat of record in Plat Book 2133, Page 84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Abbie Y. Tidmore and Jerry J. Tidmore, wife and husband by Warranty Deed from Steve Morris, unmarried of record in Instrument No. 20190410-0032433 Register's Office for Davidson County, Tennessee, dated April 08, 2019 and recorded on April 10, 2019.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 84, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2271, Page 112 and Instrument No. 20161117-0121316, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6705 Darden Place, Nashville, Tennessee 37205**.

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), their heirs and 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), 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 the 6th DAY OF JUNE, 2024.

Abbie Y. Tidmore

Jerry J. Tidmore

STATE OF TEXAS
COUNTY OF DALLAS

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

Witness my hand and official seal, this the 6th of June, 2024.

Notary Public
My Commission Expires: 12/02/2024
(SEAL)

ANNETTE MARIE RAMOS
Notary ID #132805963
My Commission Expires
December 2, 2024

STATE OF TEXAS
COUNTY OF DALLAS

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

Witness my hand and official seal, this the 6th of June, 2024.

Notary Public
My Commission Expires: 12/02/2024
(SEAL)

ANNETTE MARIE RAMOS
Notary ID #132805963
My Commission Expires
December 2, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212