RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-22192-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1148586 DEEDWARR
06/18/2024 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20240618-0045999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of June, 2024

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin T. Hamilton and Janie F. Burwick Nashville, TN 37013 4713 Miners Cove	Same address as new owner	149-09-0-198.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 Dollars ($310,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES F. MOORE AND PENNY J. MOORE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AUSTIN T. HAMILTON, A SINGLE MAN, AND JANIE F. BURWICK, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 153 on the Plan of Section Four, Terragon Trails, of record in Book 5050, page 57, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James F. Moore and wife, Penny J. Moore, from Jerold Swinney, and Tami Swinney Chamblis and husband, Larry P. Chambliss, by Warranty Deed dated August 27, 1992 and recorded August 31, 1992 in Book 8715, page 325, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ✓ improved property, known as: 4713 Miners Cove, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18th day of June, 2024

GRANTOR(S)

James F. Moore

Penny J. Moore

Penny J. Moore

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, James F. Moore and Penny J. Moore, husband and wife, 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 and seal, this the 18 day of June, 2024



Notary Public

Whitney DuBois

Printed Notary Name

My commission expires: 05.21.2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 18, 24 (date of document).

Jennifer L. Pennell

June 18, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

