Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3076

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of June, 2024

Notary Public

Commission Expires: 4/26/25

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1151635 DEEDWARR
06/27/2024 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240627-0048240

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rosalba Martinez 537 Rural Hill Road Nashville, TN 37217	New Owner	136-13-0-017.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Clinton Thomas John Moffatt and Sydney Joelene Haze Moffatt, as joint tenants with rights of surviorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rosalba Martinez

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 53 on the Plan of Section Four, Edge-O-Lake Estates of record in Plat Book 3600, Page 88, 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 Clinton Thomas and John Moffatt Sydney Joelene Haze Moffatt and Valerie Helen McGovern by Warranty Deed from Amanda Dean, Successor Trustee of The 537 Rural Hill Trust of record in Instrument No. 20180629-0063231 Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 29, 2018.

Being the same property conveyed to Clinton Thomas John Moffatt and Sydney Joelene Haze McGovern, as joint tenants with rights of survivorship by Quitclaim Deed from Clinton Thomas John Moffatt, Sydney Joelene Haze McGovern and Valerie Helen McGovern of record in Instrument No. 20220318-0031467 Register's Office for Davidson County, Tennessee, dated March 09, 2022 and recorded on March 18, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 537 Rural Hill Road, Nashville, TN 37217

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 so 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. 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.

Dated this the 25th day of June, 2024.

Clinton Thomas John Moffatt

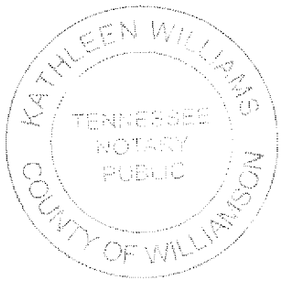
Sydney Joelene Haze Moffatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of June, 2024, before me personally appeared Clinton Thomas John Moffatt and Sydney Joelene Haze Moffatt, 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 25th day of June, 2024.

Notary Signature
My commission expires: 5/02/27



Certificate of Authenticity

I, Ryan Lux, 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 25, 2024**.

Date

Affiant Signature

June 25, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY