Karen Johnson Davidson County
Batch # 1155480 DEEDWARR
07/08/2024 01:37:09 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20240708-0051059

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-LHI-24-926

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38258-06-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $599,000.00. Affiant Subscribed and sworn to before me this 5th day of July, 2024. Notary Public My Commission Expires: 5/8/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Hunt & Abigail Hunt 926 Silverdene Place Nashville, TN 37206	United Home Loans 1023 Burlington Ave Western Springs, IL 60558	Map and Parcel No.: 082 12 0 261.00

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, Jason M. Moore, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to John Hunt and Abigail Hunt, husband and wife ("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 926 Silverdene Place, Nashville, TN 37206.

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 Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his 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.

Sarah Moore, spouse of Jason M. Moore, joins in the execution of this instrument for the express purpose of conveying to Grantee all of her interest, marital or otherwise, in the subject property.

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, Grantor has executed this instrument on the 5th day of July, 2024.

GRANTOR:

Jason M. Moore

Sarah Moore

STATE OF COLORADO

COUNTY OF Douglas

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

Witness my hand, at ~~office~~, this 20 day of June, 2024.

Notary Public
My Commission Expires: 6/24/24

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 23 on the Plan of D. D. PHILIPS SILVERDENE PARK SUBDIVISION, as of record in Plat Book 421, Page 31, Register's Office for Davidson County, described as follows:

Said Lot No. 23 fronts 50 feet on the Southerly side of Silverdene Place, formerly Georgia Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Jason M. Moore, unmarried, by Warranty Deed from Martha Mancinelli and husband Luciano Scala, of record in Instrument No. 20120502-0037721, in the Register's Office of Davidson County, Tennessee, dated April 27, 2012 and recorded on May 02, 2012.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2024, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. D. PHILIPS SILVERDENE PARK SUBDIVISION, as recorded in Plat Book 421, Page(s) 31.