Name and Address of New Owner:
Benjamin P Moore, IV
5203 Louisiana Avenue
Nashville, TN 37209

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24060881

Map and Parcel: 091 07 0 353.00

Karen Johnson Davidson County
Batch # 1161235 **DEEDWARR**
07/24/2024 10:35:24 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20240724-0055835

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Seana Holloway**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Benjamin P Moore, IV**, unmarried, hereinafter called the GRANTEE, his 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 the north 100 feet of Lot Nos. 1106 and 1108 of Block 19 on the Plan No. 2, West Nashville, as of record in Plat Book 57, page 172, 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 Katherine Seana Holloway by Quitclaim Deed filed for record on September 24, 2021 in Instrument Number 20210924-0128433, of the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Katherine Seana Holloway by Quitclaim Deeds of record in Instrument Number 20240722-0054923, Instrument Number 20240722-0054625, Instrument Number 20240722-0054626 and Instrument Number 20240722-0054627, said Register's Office.

This conveyance is subject to all matters as set forth on plat of Book 57, page 172, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5203 Louisiana Avenue, Nashville, TN 37209

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 22nd day of July, 2024.

Katherine Seana Holloway

State of Tennessee

County of Davidson

Personally appeared before me, Katherine Seana Holloway with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd of July, 2024.

AMANDA L. BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Amanda Brown
Notary Public
My Commission Expires: 12-18-27

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00.

Affiant Signature

Subscribed and sworn to before me, this 22nd day of July, 2024.

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: Nov 8, 2027