Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1161

Karen Johnson Davidson County
Batch# 1166372 DEEDWARR
08/05/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $6,937.50
20240805-0059398

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Trent Dilfer and Cassandra Dilfer, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel A. Moore II, married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Lone Oak Heights of record in Plat Book 1424, Page 2, 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 Trent Dilfer and Cassandra Dilfer, husband and wife by Warranty Deed from CMRTR Holdings LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201104-0129123 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 04, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4503 Belmont Park Terrace, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Samuel A. Moore II **4503 Belmont Park Terrace** **Nashville, TN 37215**	New Owner	**131-07-0-085.00**

WITNESS THE EXECUTION HEREOF this 2nd day of August, 2024.

Cassandra Dilfer

Cassandra Dilfer

State of Tennessee)
County of Davidson)

On this 2nd day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cassandra Dilfer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

Trent Dilfer by Cassandra Dilfer, His Attorney-in-Fact

Trent Dilfer by Cassandra Dilfer, His Attorney in Fact

State of Tennessee
County of Davidson

On this the 2nd day of August, 2024, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Cassandra Dilfer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Trent Dilfer, acknowledged that such person executed the same as the free act and deed of Trent Dilfer.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,875,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of August, 2024.

Notary Public

My Commission Expires: 6/25/25

STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/02/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/02/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

