Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2966

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of August, 2024

Notary Public

Commission Expires: 3/29/28

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KAYLA TABOR

Karen Johnson Davidson County
Batch # 1167267 DEEDWARR
08/12/2024 09:58:59 AM 2 pgs
Fees: $13.00 Taxes: $1,494.80
20240812-0060264

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Wayne Reynolds and Megan Allain Gates Reynolds 3113 Remington Park Court Hermitage, TN 37076	New owners	064-16-0D-225.00-CO

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,

Julianne Moore and Anthony Moore, a married couple

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

Matthew Wayne Reynolds and Megan Allain Gates Reynolds, a married couple

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. 127 on the Plan of Section Four, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20020528-0064435, 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 Julianne Moore and Anthony Moore, wife and husband, by Warranty Deed from Adam T. Pitman and Kylie Pitmanm, husband and wife, of record in Instrument No. 20211022-0142114 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 22, 2021.

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: 3113 Remington Park Court, Hermitage, TN 37076

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 5th day of August, 2024.

Julianne Moore

Julianne Moore

Anthony Moore

Anthony Moore

STATE OF Alabama
COUNTY OF Baldwin

On this 5th day of August, 2024, before me personally appeared Julianne Moore and Anthony Moore, 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 5th day of August, 2024.

Verla J. Bruner

Notary Signature
My commission expires: August 31, 2027

VERLA J. BRUNER
Notary Public
Alabama State at Large
My Commission Expires Aug 31, 2027