Box 14

Return To: At
2927 Berry Hill Drive
Nashville, TN 37204
File no. 37405-8

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3912-LB

Karen Johnson
Batch # 1170503
08/16/2024 10:08:02 AM
Fees: $13.00 Taxes: $2,608.50

Davidson County
DEEDWARR
2 pgs

20240816-0062808

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $705,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2024.

Notary Public
My Commission Expires: _____

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Karin J. Larsen and Martin A. Larsen<br>4101 Stone Hall Blvd<br>Hermitage, TN 37076 | SWBC Mortgage Corp<br>9311 San Pedro #100<br>San Antonio, TX 78216 | 085 04 0A 089.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Carey Moore and Dana Harding Moore, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Karin J. Larsen and Martin A. Larsen, wife and husband**, hereinafter called the Grantee(s), his/her/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. 89 on the Final Plat of THE RESERVE AT STONE HALL, PHASE 1, SECTION 1B, a planned unit development, of record in Instrument No. 20110317-0020906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Carey Moore and wife, Dana Harding Moore, by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20121205-0112133, in the Register's Office of Davidson County, Tennessee, dated November 16, 2012 and recorded on December 05, 2012.

This is improved property located at: **4101 Stone Hall Boulevard, Hermitage, TN 37076**

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20110317-0020906, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Restrictive Covenants for The Reserve at Stone Hall of record in Instrument No. 20090310-0021482, and amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, and Amended and Restated of record in Instrument No. 20090623-0058338, and Instrument No. 20120202-0009628, and Supplemental in Instrument No. 20161013-0108472, said Register's Office. 3) Warranty Deed of Flowage Easement of record in Book 2244, Page 399, said Register's Office. 4) Deed for an Easement for a Water Line of record in Book 4212, Page 147, said Register's Office. 5) Easement Agreement for ingress and egress of record in Book 7292, Page 968, said Register's Office. 6) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, said Register's Office. 7) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030328-0040734, said Register's Office. 8) Easement for an existing water line retained in the Deeds of record in Instrument No. 20050111-0004208 and Instrument No. 20060801-0093487, said Register's Office. 9) Stormwater Detention Agreement of record in Instrument No.

20060809-0097670 and Instrument No. 20070730-0089806, said Register's Office. 10) Certification of Grant of Right of Way and Road Construction of record in Instrument No. 20090421-0036252, said Register's Office. 11) Easements as set out in the Agreed Order of record in Instrument No. 20100106-0001301, said Register's Office. 12) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20100720-0056497, said Register's Office. 13) Taxes for the current year prorated and assumed by the Grantee.

**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 do 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. Whenever used, the singular number 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 this 15th day of August, 2024.

GRANTOR:

James Carey Moore

Dana Harding Moore

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Carey Moore and Dana Harding Moore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of August, 2024.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY