WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,828,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Roberts	SIRVA Mortgage, Inc.	130-08-0-026.00
(NAME)	(NAME)	
4317 Estes Road	6200 Oak Tree Blvd, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **James W. Moore and wife, Tamara S. Moore**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joshua Roberts and Mary Katherine Roberts, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 8, on the plan of Esteswood Subdivision, of record in Book 974, Page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James W. Moore and wife, Tamara S. Moore by Warranty Deed from Ellen Lackey Colter, unmarried, dated 08/10/2009, of record in Instrument No. 20090811-0075706, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4317 Estes Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1173333 DEEDWARR
08/22/2024 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $6,765.08
20240822-0064735

File No.: 2396693
Warranty Deed TN

NotaryCam Doc ID: c012aaea-1190-4643-9d89-36ad10a0bf1f

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of August, 2024.

James W. Moore

James W. Moore

Tamara S. Moore

Tamara S. Moore

State of Ohio
County of Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2024.

Notary Public:
My Commission Expires: 3/24/2028

TRESSA SPEIGHT
Notary Public
State of Ohio
My Comm. Expires
March 24, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

State of Ohio
County of Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tamara S. Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2024.

Notary Public:
My Commission Expires: 3/24/2028

TRESSA SPEIGHT
Notary Public
State of Ohio
My Comm. Expires
March 24, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

NotaryCam Doc ID: c012aaea-1190-4643-9d89-36ad10a0bf1f

202408220064735

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-20-2024.

Affiant Signature

8-22-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 22 day of August, 2024.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 4-19-2027

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