Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1179553
09/10/2024 10:38:23 AM
Fees: $13.00 Taxes: $5,346.50

Davidson County
DEEDWARR
2 pgs

20240910-0069658

W-AR-24-50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Paja and Brittany Paja Living Trust, dated April 7, 2022	New Owner	
(NAME)	(NAME)	**145-07-0-010.00**
5041 Villa Crest Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 consideration, the receipt of which is hereby acknowledged, **THOMAS B. CRESSWELL, JR., TRUSTEE OF THE MOORE IRREVOCABLE LIVING TRUST, DATED JANUARY 8, 2024,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT PAJA AND BRITTANY PAJA, TRUSTEES OF THE SCOTT AND BRITTANY LIVING TRUST DATED APRIL 7, 2022,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 11 on the Plan of Villa Estates of record in Plat Book 3600, Page 66, 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 Patrick A. Moore and wife, Deborah H. Moore by Warranty Deed from Lothar W. Bullesbach and wife, Rose Marie Bullesbach of record in Book 7058, page 780, Register's Office for Davidson County, Tennessee, dated December 01, 1986 and recorded on December 03, 1986.

Being the same property conveyed to Deborah H. Moore, Trustee of the Moore Revocable Living Trust, dated January 8, 2024 by Warranty Deed from Patrick A. Moore and wife, Deborah H. Moore of record in Instrument No. 20240110-0002126 Register's Office for Davidson County, Tennessee, dated January 08, 2024 and recorded on January 10, 2024.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Book 3600, Page 66, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3829, Page 772, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5041 Villa Crest Dr., Nashville, Tennessee 37220**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 9th DAY OF SEPTEMBER, 2024.

The Moore Irrevocable Living Trust, dated January 8, 2024

BY: _____, Trustee
Thomas B. Cresswell, Jr.
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS B. CRESSWELL, JR., TRUSTEE of THE MOORE IRREVOCABLE LIVING TRUST, DATED JANUARY 8, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 9th of September, 2024.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212