Karen Johnson Davidson County
Batch# 1189902 DEEDWARR
10/04/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $929.44
20241004-0077211

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	New Owners	
(NAME) 828 Royal Pkwy #204	(NAME)	13607006900
(ADDRESS) Nashville TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Scott Moore and Jennifer Carpenter** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS 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. 104 on the plan of Priest Lake Park, Section II, of record in Book 4175, Page 56, 57, and 58, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Robert C. Moore et ux and Arlene M. Moore, by virtue of that certain Warranty Deed dated July 5, 1983, and being of record at Book 6089, Page 278 in the Register's Office of Davidson County, Tennessee. Arlene M. Moore, having pre-deceased Robert C. Moore on/or about November 29, 2020. Robert C. Moore having passed away on/or about September 2, 2023.

Affidavit(s) of Heirship as to Robert C. Moore recorded in Instrument Nos. 202410040077208, 202410040077209, and 202410040077210, in the Register's Office for Davidson County, Tennessee, stating that the only heirs at law are Scott Moore and Jennifer Carpenter.

***John Carpenter, husband of Jennifer Carpenter, joins in this conveyance to transfer any marital rights he may have in said property.**

***Scott Moore warrants that this property is not his primary residence, and that said property was never used as a marital residence.**

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3829 Lake Aire Dr, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 30th day of September, 2024.

Scott Moore

Scott Moore

Jennifer Carpenter

Jennifer Carpenter

John Carpenter

John Carpenter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Scott Moore, Jennifer Carpenter, and John Carpenter**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2024.

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 October 3 2024.

Affiant Signature

10/3/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of October, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026