Karen Johnson Davidson County
Batch# 1197731 DEEDWARR
10/25/2024 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,603.95
20241025-0082842

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2024.

Notary Public
MY COMMISSION EXPIRES: 5-9-26
File No. G24-21969

STATE OF TENNESSEE NOTARY PUBLIC
MELISSA R SHAFFER
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kyle C. Dobson (NAME)	United Wholesale Mortgage (NAME)	052-06-0-016
749 Howse Avenue (STREET ADDRESS)	700 South Blvd East (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Robert Eugene Moore, Jr., a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle C. Dobson, a single man, As Sole Ownership**, 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. 12 on the Plan of Pickett Heights, Section I, of record in Book 2331, page 37, as amended in Book 6625, page 333, Register's Office for said County.

Said Lot No. 12 fronts 165 feet on the east side of Howse Avenue and extends back 335 feet on the northerly line and 170 feet on the southerly line to a dead line in the rear on which it measures 232.8 feet.

Being the same property conveyed to Robert Eugene Moore, Jr. by Quitclaim Deed dated July 14, 2016, recorded July 29, 2016, in Instrument Number 20160729-0078509, in the Register's Office of Davidson County, Tennessee. This is not nor ever been the marital residence of the Grantor. This property was the grantors sole and separate property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 749 Howse Ave, Madison, TN 37115.

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.

Witness my/our hand(s) this 24th day of October, 2024.

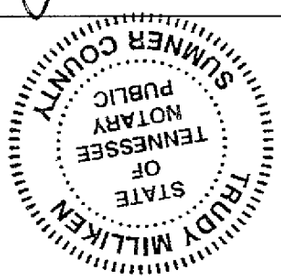
Robert Eugene Moore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2024, before me personally appeared Robert Eugene Moore, Jr., 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 24th day of October, 2024.

Notary Signature
My commission expires:



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-24-24.

Affiant Signature

10-24-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of October, 2024.

Notary Signature

My Commission Expires: 5-9-26

