THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241049063**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 8th day of November, 2024. Notary Public My Commission Expires: 4/18/26

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1205406 DEEDWARR
11/14/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20241114-0088909

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Michael Raco and Jacquelyn Marie Raco 3610 Sabre Dr Nashville TN 37211	New Owner	Tax Parcel ID No. 133 06 0 128.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer L. Moyers, unmarried, Danny T. Notgrass, unmarried, and G. Douglas Notgrass incorrectly vested as G. Douglas Notgrassi, unmarried, joint tenants with right of survivorship,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Michael Raco and Jacquelyn Marie Raco, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of PATTERSON GARDENS, as of record in Plat Book 2083, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 74 feet on the Easterly side of Sabre Driver and runs back 152.4 feet on the Northerly line and 105.6 feet on the Southerly line, to a dead line, measuring 91.7 feet thereon.

Being the same property conveyed to Jennifer L. Moyers, and, Danny T. Notgrass, and G. Douglas Notgrassi, equally, by Executor's Deed from Jennifer L. Notgrass Moyers, the Executor in the Last Will and Testament of Jean M. Daniels, of record in Instrument No. 20240111-0002478, in the Register's Office of Davidson County, Tennessee, dated January 11, 2024, and recorded on January 11, 2024.

The execution of this instrument is affected by the signature of Jennifer Leigh Moyers as Attorney-in-Fact for Danny T. Notgrass which Power of Attorney is recorded in Instrument Number _202411140088907_____, and also by the signature of Jennifer Leigh Moyers as Attorney-in-Fact for G. Douglas Notgrass which Power of Attorney is recorded in Instrument Number __202411140088908_____, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PATTERSON GARDENS, as recorded in Plat Book 2083, Page(s) 114.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2300, Page 443.

This is improved property located at 3610 Sabre Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 8th day of November, 2024.

Jennifer L Moyers
Jennifer L. Moyers
Moyers

Danny T Notgrass by Jennifer L. Moyers
Danny T. Notgrass by Jennifer Leigh
as Attorney-in-Fact

G Douglas Notgrass by Jennifer L Moyers as Attorney in fact
G. Douglas Notgrass by Jennifer Leigh Moyers
as Attorney-in-Fact
as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer L. Moyers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2024.

Natha A Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Leigh Moyers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Danny T. Notgrass and that he is authorized by Danny T. Notgrass to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of November, 2024.

Natha A Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Leigh Moyers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for G. Douglas Notgrass and that he is authorized by G. Douglas Notgrass to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of November, 2024.

Natha A Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 11/7/24.

Affiant Signature – Joshua A. Terry

11/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/12/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27