Karen Johnson Davidson County
Box Batch # 1212515 DEEDWARR
12/04/2024 10 33 42 AM 2 pgs
Fees $13 00 Taxes $8,325 00
20241204-0094126

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948817

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is. $2,250,000 00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2024.

Notary Public
My Commission Expires· 7/17/2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Lloyd Moore, III and Mary R. Moore 118C Blackburn Avenue Nashville TN 37205	Old National Bank 101 Northwest Fourth Evansville, IN 47708	Tax Parcel ID No 130-01-0-150.00

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, **Courtney C. Jenrath and Michael Pentecost, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Lloyd Moore, III and Mary R. Moore, husband and wife**, ("Grantees"), their successors, 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(s) 62, as shown on the map entitled Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94-95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to COURTNEY COOPER JENRATH, by deed from JOHN MAKI and HEATHER MAKI, HUSBAND AND WIFE, of record in Instrument No. 20171107-0114293, dated October 31, 2017, said Register's Office.

Being the same property conveyed to COURTNEY C. JENRATH AND MICHAEL PENTECOST, WIFE AND HUSBAND, by deed from COURTNEY COOPER JENRATH, of record in Instrument No. 20200519-0052001, dated May 13, 2020, 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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 130-01-0-150.00.

Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5487, page 296, said Register's Office.

This is improved property located at 118C Blackburn Avenue Nashville TN 37205

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, Grantor has executed this instrument on this 3rd day of December, 2024

Courtney C. Jenrath

Courtney C. Jenrath

Michael Pentecost

Michael Pentecost

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney C. Jenrath and Michael Pentecost, 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 3rd day of December, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026