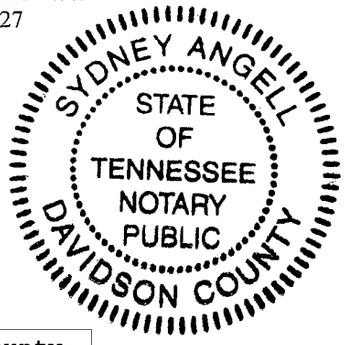
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $490,000.00.

Affiant

Subscribed and sworn before me this the 26 day of November, 2024.

Notary Public
My commission expires: 3.20.28

Karen Johnson Davidson County
Batch# 1212637 DEEDWARR
12/04/2024 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20241204-0094269

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Caitlin Hughes and Julia Elizabeth Meredith 176 Sophie Dr. Antioch, TN 37013	Provident Funding Associates, L. P. 1235 N. Dutton Ave, Suite E Santa Rosa, CA 95401	176-01-0B 020.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUBERT MOORE AND ROESHUNDA MOORE, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CAITLIN HUGHES, A SINGLE WOMAN AND JULIA ELIZABETH MEREDITH, A SINGLE WOMAN, AS JOINT TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Maxwell Place, P.U.D. of record in Instrument No. 20050418-0042714, as corrected by that Surveyor's Certificate of Correction of record in Instrument No. 20050614-0067855, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hubert Moore and Roeshunda Moore, husband and wife, by deed dated 06/29/2018, from Jerry Paul Sanders, Jr., and Candy Register, husband and wife, of record in Instrument No. 20180703-0064514, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 176 Sophie Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 26 day of November, 2024.

Hubert Moore

Roeshunda Moore

Hubert Moore

Roeshunda Moore

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hubert Moore and Roeshunda Moore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/26/24.

Affiant Signature

12/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of December, 2024

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY