WARRANTY DEED

File #24-286

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1213510 DEEDWARR
12/09/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,093.35
20241209-0095481

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Moeller	NEW OWNER	162-09-0B-077.00-CO
(NAME)	(NAME)	
5600 Country Drive, #164		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Micah James Sparrow and Sarah Emilee Sparrow, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Moeller, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 164, on 4th revised plat of Phase 3, Hickory Valley Condominiums, as shown by plat appearing of record in Book 5200, Page 131, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Property being more particularly described in a Master Deed filed of record in Book 4918, Page 116, as amended in Book 4958, Page 346, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Micah James Sparrow and Sarah Emilee Sparrow, husband and wife by Warranty Deed from Easy Home Solutions LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230607-0043238 Register's Office for Davidson County, Tennessee, dated June 02, 2023 and recorded on June 07, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved ✓ property, known as 5600 Country Drive, #164, Nashville, TN 37211

(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 5th day of December, 2024.

Micah James Sparrow

Sarah Emilee Sparrow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of December, 2024, before me personally appeared Micah James Sparrow and Sarah Emilee Sparrow, 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 5th day of December, 2024.

Notary Signature
My commission expires:

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 12/5/24 (date of document).

Emma Howard
Affiant Signature

12/5/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of December, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL