WARRANTY DEED

Karen Johnson Davidson County
Batch# 1225709 DEEDWARR
01/13/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20250113-0002463

Y-TAN-25-2245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Morgan A. Bernard and Travis R. Moody	SAME AS	
(NAME)	(NAME)	
2245 Stratford Ave.	NEW OWNER	**072-08-0-153.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRESTON WAIT AND JENNIE WAIT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN A. BERNARD, AN UNMARRIED WOMAN, AND TRAVIS R. MOODY, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 84 on the Plan of Dalewood, Section I of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Preston Wait and Jennie Wait, husband and wife by Warranty Deed from Joshua C. Sweat and Homes Pros Cooperative LLC of record in Instrument No. 20220329-0036193 Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 29, 2022.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1729, Page 154, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2245 Stratford Ave., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF JANUARY, 2025.

Preston Wait aka Preston J. Wait by John Gleaves,
Attorney-In-Fact

Power of Attorney filed of in Instrument Number 202501130002462 **, Register's Office for Davidson County, Tennessee.**

Jennie Wait aka Jennie Kristina Wait by John Gleaves,
Attorney-In-Fact

Power of Attorney filed of in Instrument Number 202501130002461 **, Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PRESTON WAIT AKA PRESTON J. WAIT AND JENNIE WAIT AKA JENNIE KRISTINA WAIT, and who acknowledged he/she/they executed the same as the free act and deed of the said PRESTON WAIT AKA PRESTON J. WAIT AND JENNIE WAIT AKA JENNIE KRISTINA WAIT.

Witness my hand and official seal, this the 10th of January, 2025.

Notary Public
My Commission Expires: 9-8-2025
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on January 10, 2025.

Signature 01/10/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 10th day of January, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202501130002463