Karen Johnson Davidson County
Batch# 1235370 DEEDWARR
02/07/2025 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20250207-0009631

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Shirley J. Richmond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH **DAY OF FEBRUARY, 2025.**

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH25-08934

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shirley J. Richmond 4008 Liberton Way Nolensville, TN 37135	New Owner	187-09-0A-240.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deanna A. Moore, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shirley J. Richmond,** unmarried, hereinafter called the Grantees, their successors and assigns, a 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. 240 on the Plan of Phase Nine, Section Two, Burkitt Village SP Subdivision of record in Plat at Instrument No. 20180208-0012957, 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 Deanna A. Moore, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181114-0112364 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 14, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **4008 Liberton Way, Nolensville, TN 37135**

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 February, 2025

Deanna A. Moore

STATE OF Louisiana

COUNTY OF St. Tammany Parish

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deanna A. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Covington (CITY), Louisiana (STATE), this 5th day of FEBURARY, 2025.

Notary Public

My Commission Expires: at death

DORIS WILD NOTARY PUBLIC NOTARY NO. 153911 ST. TAMMANY PARISH, LA

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 2/5/25 (date of document).

Michelle W Kendig
Affiant Signature

2/7/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of February, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

