WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,060,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1243179 DEEDWARR
03/05/2025 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20250305-0016684

File #25-PA-0807-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Jordan Wissel and Erica Wissel	**Nations Lending Corporation**	
(NAME)	(NAME)	**094 01 0 218.00**
807 South 13th Street	**4 Summit Park Drive, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Independence, OH**	
(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,

MICHAEL J. MOORE, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JORDAN WISSEL AND ERICA WISSEL, HUSBAND AND WIFE,

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. 145 on the Plan of PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO EAST NASHVILLE of record in Plat Book 57, Page 70, 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 Michael J. Moore, an unmarried individual, by Tennessee Quitclaim Deed from Sarah L. Moore, an unmarried individual, of record in Instrument No. 20210825-0114818, in the Register's Office of Davidson County, Tennessee, dated August 19, 2021 and recorded on August 25, 2021.

Being the same property conveyed to Michael J. Moore and Sarah L. Moore, husband and wife, by Warranty Deed from Volunteer State Development, LLC, of record in Instrument No. 20200922-0108652, in the Register's Office of Davidson County, Tennessee, dated September 21, 2020 and recorded on September 22, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Taxes and assessments for the year 2025, and subsequent years, not yet due and payable.
* Plat of PAYNE BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 70.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **807 South 13th Street, Nashville, TN 37206**.

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 4th day of March, 2025.

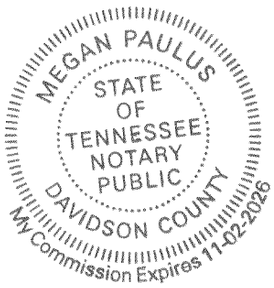
Michael J. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2025, before me personally appeared Michael J. Moore, 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 4th day of March, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 4 day of March, 2025.

Affiant Signature

Date 3-4-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027