Karen Johnson
Batch # 1248143
03/19/2025 01 21 30 PM
Fees $13 00 Taxes $1,720 50

Davidson County
DEEDWARR
2 pgs

20250319-0019866

This instrument prepared by.
Mark W Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me a notary public, this 17 day of March, 2025

Notary Public

My commission expires 3·20·28

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs.
CLAYTON BAGWELL 811 Lawrence Street Old Hickory, TN, 37138	Same	044-15-0-154.00

THIS INDENTURE, made and entered into this 17th day of **March, 2025**, by and between **MAXWELL MOODY AND MARY CLAIRE MOODY**, HUSBAND AND WIFE, party of the first part, and **CLAYTON BAGWELL,** AN UNMARRIED MAN, party of the second part,

WITNESSETH That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 263, as shown on the map entitled Section "A", Village of Old Hickory, of record in Plat Book 1424, pages 68 and 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MAXWELL MOODY AND MARY CLAIRE MOODY, HUSBAND AND WIFE, by deed from WAYLON J PROFFITT, A MARRIED MAN, of record in Instrument No 20181218-0123085, dated December 17, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) all applicable governmental and/or zoning regulations; and (3) taxes which have been paid and pro-rated as of the date of closing and assumed by the party of the second part herein.

This is improved property known as: 811 Lawrence Street, Old Hickory, TN, 37138.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Maxwell Moody by Andrew L. Brown, Attorney in fact

MAXWELL MOODY
by Andrew L. Brown, attorney in fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew L. Brown, attorney in fact**, for Maxwell Moody, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained

WITNESS my hand and Notarial Seal at office this 17th day of **March, 2025**.

MARK W HONEYCUTT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Notary Public
My commission expires: 5/3/27

Mary Claire Moody by Andrew L. Brown, Attorney in fact

MARY CLAIRE MOODY
by Andrew L. Brown, attorney in fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew L. Brown, attorney in fact**, for Mary Claire Moody, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17th day of **March, 2025**

MARK W HONEYCUTT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Notary Public
My commission expires: 5/3/27