Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 100
Nashv...

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-1197

Karen Johnson
Batch # 1248438
03/20/2025 10 22 24 AM
Fees $18 00 Taxes $1,221 00

Davidson County
DEEDWARR
3 pgs

20250320-0020332

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of March, 2025

Notary Public

Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alan James Fullerton 222 Moss Trail Goodlettsville, TN 37072	NEW OWNER	025-12-0-065.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Daniel D. Moore and Kathleen M. Moore, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan James Fullerton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 17 on the Plan of Goodlettsville Heights Subdivision, Section Number Two of record in Plat Book 1424, Page (s) 120 and 121, 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 Daniel D. Moore and Kathleen M. Moore, husband and wife as joint tenants with right of survivorship by Warranty Deed from John Prather and Marjorie Prather, husband and wife of record in Instrument No. 20210412-0047826 Register's Office for Davidson County, Tennessee, dated April 08, 2021 and recorded on April 12, 2021.

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) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 222 Moss Trail, Goodlettsville, TN 37072

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 so 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.

Dated this the 18th day of March, 2025.

Daniel D. Moore
Daniel D. Moore

Kathleen M. Moore
Kathleen M. Moore

STATE OF Tennessee
COUNTY OF Rutherford

appeared online TG

On this 18th day of March, 2025, before me ~~personally appeared~~ Daniel D Moore and Kathleen M 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 18th day of March, 2025.

Tonya Greer
Notary Signature
My commission expires: 05/18/2025

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 18, 2025

Notarized remotely using audio-video communication technology via Proof.

CERTIFICATION

I, Shira Kingrey, 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.

Shira Kingrey

State of TENNESSEE
County of DAVIDSON

Personally, appeared before me, the undersigned, a notary public for this county and state, Shira Kingrey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
MY COMMISSION EXPIRES:
Notary's Seal (If on paper)

