Karen Johnson Davidson County
Batch # 1274054 DEEDWARR
05/16/2025 09 53 22 AM 2 pgs
Fees $13 00 Taxes $2,904 50

20250516-0038643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Husong Capital, LLC, a Texas Limited Liability Company	New Owner	160-08-0-044
(NAME) 6347 Shadow Ridge Court	(NAME)	
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

WILLIAM D. MOORE AND MARISSA HARRIS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUSONG CAPITAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,,

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 Map of Broadwell Acres, as of record in Book 2663, Page 118, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to William D. Moore and Marissa Harris, husband and wife by Deed dated August 13, 2004 from Mark F Jarman and Amy Kane Jarman, husband and wife, recorded August 16, 2004, in Instrument Number 20040816-0098735, in the Official Records of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This *Improved* property is commonly known as 509 Broadwell Drive, Nashville, TN 37220

LT&E File #22036

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 do 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

Witness my/our hand(s) this 13th day of May, 2025

William D. Moore

Marissa Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of May, 2025, before me personally appeared William D Moore and Marissa Harris, 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 13th day of May, 2025

J TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 11/3/25

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. BO-BMR-25-509

LT&E File #22036