This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $879,462.00.

Affiant

Subscribed and sworn before me this the 27th day of May, 2025.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1277518 DEEDWARR
05/27/2025 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,254.01
20250527-0041356

WARRANTY DEED

Address of New Owner:
Cynthia K. Moon
1430 Inglewood Circle
Nashville, TN 37216

Send Tax Bill to:
New Owner

Tax Information:
072-04-0-064.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARIA L. GRAEFE A.K.A MARIE L. GRAEFE, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CYNTHIA K. MOON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "C" on the Plat of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 13 fronts 80 feet on the southerly side of Inglewood Circle North and runs back between parallel lines, 150 feet to the northerly line of Lot No. 5.

Being the same property conveyed to Maria L. Graefe, a single woman, by deed dated 01/15/2020, from Duke & Duke, LLC, a Tennessee limited liability company, of record in Instrument No. 20200116-0005731, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1430 Inglewood Circle, Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 20 day of May, 2025.

Maria L. Graefe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marie L. Graefe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of May, 2025.

My commission expires:
9.21.24

Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/20/2025.

Affiant Signature

5/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY