THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450793** Karen Johnson Davidson County Batch# 1279416 DEEDWARR 05/29/2025 04:10:30 PM 3 pgs Fees: $18.00 Taxes: $1,624.30 20250529-0042304	STATE OF TENNESSEE) COUNTY OF DAVIDSON) Rutherford AG The actual consideration or value, whichever is greater, for this transfer is: $439,000.00. Affiant Subscribed and sworn to before me, this 27th day of 28th AG May, 2025. Notary Public My Commission Expires:

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

WARRANTY DEED

Address New Owner: Jason Moore 909 Hadley Avenue Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 044 15 0 125.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah L. Benedict, unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Moore, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 292 on the Plan of SECTION "A", VILLAGE OF OLD HICKORY of record in Plat Book 1424, Page 68, 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 Deborah L. Benedict, unmarried Woman, by Warranty Deed from Clifford T. Clayton and Nancy S. Zimmerman, husband and wife, of record in Instrument No. 20220311-0028705, in the Register's Office of Davidson County, Tennessee, dated March 10, 2022 and recorded on March 11, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION "A", VILLAGE OF OLD HICKORY, as recorded in Plat Book 1424, Page(s) 68.

Covenants, Conditions and Restrictions as set forth in Deed Restriction recorded in Book 1879, Page 164.

Easement for Utilities, recorded in Instrument No. 20031113-0166303.

This is improved property located at 909 Hadley Avenue Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2025.

Deborah L. Benedict

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

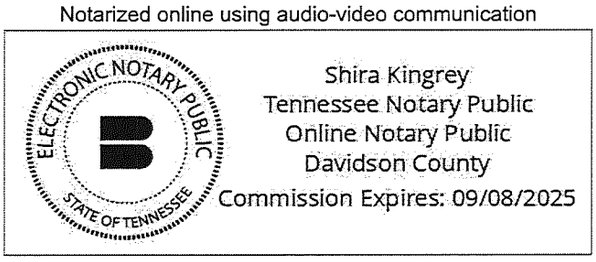
Personally appeared before me,** the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah L. Benedict, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of May, 2025.

**by means of an interactive two-way audio-video communication

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication



Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/27/2025 (date of document).

Affiant Signature

5/27/2025
Date

State of Tennessee

County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL