Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

(SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-TC-7533-W

Karen Johnson Davidson County
Batch # 1283148 DEEDWARR
06/09/2025 09:49:34 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20250609-0045001

THIS INSTRUMENT WAS PREPARED BY AND RETURN
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Chase Hilton Fuquay and Emma Bowling Fuquay	**Newrez LLC**	
(NAME)	(NAME)	**141 11 0A 016.00**
7533 Rolling River Pkwy	**1100 Virginia Drive, Suite 125**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Fort Washington, PA 19034**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JENNIFER L. MOORE AND MATTHEW R. MOORE, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CHASE HILTON FUQUAY AND EMMA BOWLING FUQUAY, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 325 on the Plan of ROLLING RIVER ESTATES, PHASE IV, as of record in Plat Book 5200, Page 184 and 185, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jennifer L. Moore and husband, Matthew R. Moore, by Warranty Deed from Ronald H. Reed and wife, Susan A. Reed, of record in Instrument No. 20021202-0148264, in the Register's Office of Davidson County, Tennessee, dated November 27, 2002 and recorded on December 02, 2002.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING RIVER ESTATES, PHASE IV, as recorded in Plat Book 5200, Page(s) 184.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689; Supplemental recorded in Book 5463, Page 238.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950; amendment in Book 4871, Page 460.
* Charter for Rolling River Estates, Inc. recorded as Book 4892, Page 671.
* BY Laws for Rolling River Estates, Inc. recorded as Book 4892, Page 679.
* Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7533 Rolling River Parkway, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th day of June, 2025.

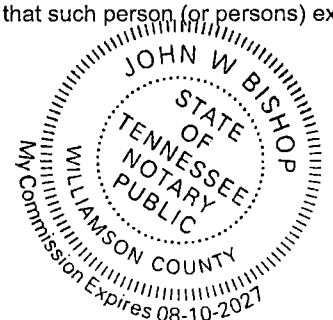
Jennifer L. Moore

Matthew R. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2025, before me personally appeared Jennifer L. 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 6th day of June, 2025.

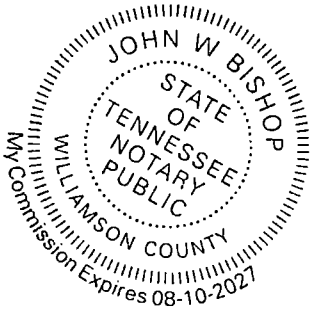


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2025, before me personally appeared Matthew R. 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 6th day of June, 2025.



Notary Signature
My commission expires: