Karen Johnson Davidson County
Batch# 1293120 DEEDWARR
07/02/2025 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20250702-0052428

Warranty Deed

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$775,000.00~~ Affiant Subscribed and sworn to before me, this the 1st day of July, 2025. Notary Public My commission expires: 3/5/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James P. Raley Jr and Benjamin Barrett	Ameris Bank	072-03-0-217.00
1223 Greenfield Avenue	1850 Parkway Place	
Nashville, TN 37216	Marietta GA 30067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER MORAN AND BRIANNE ELAINE LOGAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES P. RALEY JR. AND BENJAMIN CHRISTOPHER BARRETT, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly half of Lot No. 112, on the Plan of Inglewood Place, as of record in Book 332, Page 11, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said part of Lot No. 112 fronts 50 feet on the northerly side of Greenfield Avenue and runs back between parallel lines 205 feet to a dead line.\r\n\r\nBeing the same property conveyed to Christopher Moran and Brianne Elaine Logan, husband and wife by Warranty Deed from Van Cain and wife, Emily Green-Cain, dated October 10, 2018 and recorded October 12, 2018 in Instrument No. 20181012-0101102, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1223 Greenfield Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2025.

Christopher Moran

Brianne Elaine Logan

STATE OF NC
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Moran and Brianne Elaine Logan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30 day of June, 2025.

Notary Public

My Commission Expires: 5-23-29

WENDY MEADE-SIDOROVIC
Notary Public - North Carolina
Henderson County
My Commission Expires May 23, 2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/02/2025.

Affiant Signature

07/02/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/02/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

