Karen Johnson Davidson County
Batch# 1297246 DEEDWARR
07/14/2025 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250714-0055330

This Instrument Prepared By
and after Recording Return to:

Melrose Title Company, LLC
151 Major Reynolds Place, Suite 102
Knoxville, TN 37919
P: (865) 694-1400
File No.: 026650K

SEND TAX BILLS TO:
Truist Bank
1001 Semmes Ave.
Richmond, VA 23224

OWNER AND ADDRESS:
Carolyne Moffet
234 Bonnafield Dr.
Hermitage, TN 37076

**Tax ID No.: 075-09-0-191.00**

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of July, 2025.

Notary Public
My Commission Expires: 6-29-27

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# WARRANTY DEED

THIS INDENTURE, made effective this 10th day of July, 2025 between

**Alison Hall f/k/a Alison Ross and Darren Hall, wife and husband,**

hereinafter referred to as Grantor, and

**Carolyne Moffet, a single woman,**

hereinafter referred to as Grantee.

**WITNESSETH**: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, all of the Grantor's right, title, and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 1132 on the Plan of SECTION NINE, HERMITAGE HILLS, as of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Alison Ross and Darren Hall, as Joint Tenants with Right of Survivorship, by Warranty Deed from LRW Holdings, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20161202-0126445, in the Register's Office of Davidson County, Tennessee, dated November 22, 2016 and recorded on December 02, 2016.

THIS CONVEYANCE is made subject to any and all applicable conditions, covenants, reservations, easements, charges, liens, leases, permissive use agreements, restrictions, and setback lines, including but not limited to those set out on the aforesaid subdivision plat, of record in said Register's Office, and to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

THE ABOVE DESCRIPTION IS THE SAME AS THE PRIOR DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THE CONVEYANCE.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the said premises to the said Grantee, its heirs, successors, and assigns forever.

And said Grantor hereby covenants with said Grantee that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances, except 2025 property taxes which are to be prorated between the parties hereto. The Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

**Alison Hall f/k/a Alison Ross**

**Darren Hall**

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alison Hall f/k/a Alison Ross and Darren Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th of July, 2025.

Notary Public

My commission expires: 11/22/28

MORGAN LOVEDAY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 11-22-2028

## Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__07/10/2025_____** (**date of document**).

**Affiant Signature**

**_____07/10/2025_____**
**Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this **_10th__**
day of **_____July_____**,
**20_25__.**

**Notary's Signature**
**My Commission Expires:_____**

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029