# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300904 DEEDWARR
07/23/2025 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,692.75
20250723-0058161

File #25-TC-0301-304

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,500.00.

Martha K. Moy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2025.

C. Loy Carney
Notary Public
MY COMMISSION EXPIRES: _____

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Martha K. Moy and Kenneth C. K. Moy, Trustees of Moy Family Trust dated May 7, 2021** | **NEW OWNER** | |
| (NAME) | (NAME) | **082 13 0G 304.00** |
| **168 North Ridge Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Sikeston, MO 63801** | | |
| (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,

**MARGARET R. TUCKER, UNMARRIED,**

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

**MARTHA K. MOY AND KENNETH C. K. MOY, TRUSTEES OF MOY FAMILY TRUST DATED MAY 7, 2021,**

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 304, as specified on the Plat shown on the First Amendment to Master Deed, on the Plan of HARRISON SQUARE CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Harrison Square Condominiums, of record under Instrument No. 20060823-0103941,and First Amendment in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138 and Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums for placement of Units, as shown on Exhibit "A" to the First Amendment to Master Deed of record under Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Together with Carport No. CP-#11, which Carport is a Limited Common Element as described in the Master Deed, as amended.

Being the same property conveyed to Margaret R. Tucker, unmarried, by Warranty Deed from Craighead Patten Properties II, a Tennessee general partnership, of record in Instrument No. 20140708-0059800, in the Register's Office of Davidson County, Tennessee, dated July 03, 2014 and recorded on July 08, 2014.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HARRISON SQUARE Condominium of record in Instrument No. 20060823-0103941,and First Amendment in Instrument No. 20071025-0126183, Instrument No. 20080104-0001138; Instrument No. 20090127-0006865 and Instrument No. 20241112-0087709; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Storm Drainage, recorded in Instrument No. 20060518-0058549.
* Easement for Sanitary Sewers And/or Storm Drainage Water Mains, Pumps And Appurtenances, recorded in Instrument No. 20060822-0103433.

* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060518-0058543 and Instrument No. 20060822-0103456.
* Charter For Harrison Square Condominium Owners' Association Inc recorded as Instrument No. 20060823-0103940.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **301 Criddle Street, Unit 304, Nashville, TN 37219**.

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 22nd day of July, 2025.

Margaret R. Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2025, before me personally appeared Margaret R. Tucker, 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 22nd day of July, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

## True Copy Certification

I, **Tonya Cherry,** 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 this the 22 day of July, 2025.

Affiant Signature
Date 7. 22 - 25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028