2025-1753-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330278 DEEDWARR
10/03/2025 02:25:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20251003-0079140

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$250,000.00.**

Affiant

Subscribed and sworn to before me this 3rd day of October, 2025.

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James P. Moore	James P. Moore	064-08-0-074
400 Battle Flag Lane	400 Battle Flag Lane	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Victoria Michelle Gregory and Brooke Marie Gregory, a married couple**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James P. Moore, an unmarried man, and Connie Jo Moore, an unmarried woman, as tenants in common with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9-B on the Plan of Zone Lot Division, Section Two, Lots 7 thru 12, Lake Country of record in Plat Book 5200, Page 788, 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 Victoria M. Gregory, unmarried woman, by Warranty Deed from Michalyn Fletcher dated November 9, 2017 and recorded November 15, 2017 at Instrument Number 20171115-0117364 in the Register's Office for Davidson County, Tennessee.

Brooke Marie Gregory joins in this conveyance to convey any and all interest in said property, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 5200, Page 788, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 6275, Page 571 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **4612 Woodside Drive, Nashville, TN 37138.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 3rd day of October, 2025.

Victoria Michelle Gregory

Brooke Marie Gregory

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victoria Michelle Gregory and Brooke Marie Gregory,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 3rd day of October, 2025.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26

I, Andy Maloney, 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 **10/3/2025** (date of document).

Affiant Signature
Date **10/3/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **3** day of **October**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202510030079140