20261119R

Karen Johnson Davidson County
Batch# 1420863 DEEDWARR
05/14/2026 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260514-0043589

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2026.

Notary Public

My commission expires: 1/4/2027

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Michael Francis Redman	**United American Mortgage Corp**	**095-05-0B-023.00-CO**
2120 Lebanon Pike, Unit 23	**3198 Airport Loop, Suite F**	
Nashville, TN 37210	**Costa Mesa, CA 92626**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Willie P. Moore, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Francis Redman, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee. Described as follows, to-wit:

Being Unit No. 23 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Willie P. Moore, unmarried by Warranty Deed from York Construction, LLC of record in Instrument No. 20021126-0146495 Register's Office for Davidson County, Tennessee, dated November 22, 2002 and recorded on November 26, 2002.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 2120 Lebanon Pike, Unit 23, Nashville, TN 37210.

[signatures appear on the following page]

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067
File# RR-26-2153

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 HANDS EFFECTIVE AS OF 13th day of May, 2026:

Willie P. Moore

Willie P. Moore

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Willie P. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 13th day of May, 2026.

My Commission Expires: 5/30/29

Notary Public



Certificate of Authenticity

I, Leslie Hayes, 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 5/13/2026.

Date

Affiant Signature

5/14/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of May, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)