Name and address of new owner/ party responsible for property taxes:
Mark W Mosley and Jeanne M Mosley
4027 Nebraska Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 289416 DEEDWARR
09/23/2019 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20190923-0096187

WHEN RECOREDED MAIL TO:
SOLIDIFI
88 SILVA LANE
MIDDLETOWN, RI 02842
DRAFTED BY:
BC LAW FIRM, P.A.
10 SE CENTRAL PKWY, STE 325
STUART, FL 34994

WARRANTY DEED

For good consideration in the amount of **$520,000.00,** I (We) **TODD E. OHLHAUSER**, hereby bargain, deed and convey to **MARK W. MOSLEY AND JEANNE M. MOSLEY, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,** the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF A RESUBDIVISION OF THE WESTERLY 100 FEET OF LOT NO. 52, ON THE PLAN OF WEST END ANNEX, OF RECORD IN BOOK 6050, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO TODD E. OHLHAUSER, IN A DEED DATED MAY 31, 2006 AND RECORDED JUNE 7, 2006, AS INSTRUMENT NO. 20060607-0067708, IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE

APN: 103-04-0-401.00
Property Address: 4027 NEBRASKA AVENUE, NASHVILLE, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this day of .

TODD E. OHLHAUSER

STATE OF ~~TENNESSEE~~ MASSACHUSETTS)
) SS.
COUNTY OF SUFFOLK)

On this 30th day of August, 2019, before me personally appeared **TODD E. OHLHAUSER,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public Tanya Walker
My Commission Expires: 2/5/21

TANYA WALKER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 05, 2021

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $520,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant

STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

Subscribed and sworn before me this 30th day of August, 20 19.

(seal)

Notary Public Tanya Walker

My Commission Expires: 2/5/21

TANYA WALKER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 05, 2021

True Copy Certification

I, Joseph Krapf, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, ~~[Name of Notary]~~ Katherine Skuba, a notary public for this county and state, ~~[name of person making certification]~~ JOSEPH KRAPF who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/4/2020

Notary' Seal (if on paper)

KATHERINE SKUBA
MY COMM. EXPIRES
NOTARY
PUBLIC
12/04/2020
STATE OF RHODE ISLAND