Karen Johnson Davidson County
Batch# 385695 DEEDWARR
04/14/2020 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20200414-0039070

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2020.

Russia Groom
Notary Public

MY COMMISSION EXPIRES: 9.16.2020
(AFFIX SEAL)

RUSSIA GROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy F. Moss and Virginia M. Moss	SAME	10803004500
(NAME)	(NAME)	
1121 Cabana Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Shane Horsley, Michelle Lee Gunn and Ronald William Bickelman, Heirs and Devisees under the Last Will & Testament of Linda Dianne Bickelman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Billy F. Moss and Virginia M. Moss, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 93A, on the Plan of Zone Lot Division, Lot Nos. 93 & 98, Section Five, Patio Villa, of record in Book 6250, page 558, amending Book 5200, page 533, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Dianne Bickelman by deed dated July 7, 2004 from GMAC Mortgage d/b/a Ditech.com of record in Instrument No. 20040712-0082638, Register's Office for Davidson County, Tennessee. The said Linda Dianne Bickelman has since died testate on November 12, 2018 and by Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Case No. 18P2114, said property was Devised to Michael Shane Horsley, Michelle Lee Gunn and Ronald William Bickelman.

unimproved ☐

This is improved ☑ property, known as 1121 Cabana Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 4th day of April, 2020.

Ronald William Bickelman

Ronald William Bickelman

State of Kentucky
County of Oldham

Personally appeared before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Ronald William Bickelman** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

WITNESS my hand and seal this 4th day of April, 2020.

Johnny Bernthold

Notary Public
My Commission Expires: OCT 12th 2020

File No.: 20-Moss

NOTARY ID #565670
JOHNNY BERNTHOLD
NOTARY
PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES OCT. 12, 2020

Witness my/our hands this 6 day of April, 2020.

Michael Shane Horsley

Michelle Lee Gunn

The Estate of Linda Dianne Bickelman

By: Michael Shane Horsley
Michael Shane Horsley, Executor

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Michelle Lee Gunn** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **she** executed the same as **her** free act and deed.

WITNESS my hand and seal this 6th day of April, 2020.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Michael Shane Horsley** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

WITNESS my hand and seal this 6th day of April, 2020.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Michael Shane Horsley** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **Executor** of **The Estate of Linda Dianne Bickelman** and that as such **Executor** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Executor.**

WITNESS my hand and seal this 6th day of April, 2020.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 20-Moss

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

