Karen Johnson Davidson County
Batch# 428288 DEEDWARR
06/30/2020 07:42:30 AM 3 pgs
Fees: $18.00 Taxes: $48.10
20200630-0070407

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2020.

Notary Public

My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ronald L. Moseley	New Owner	058 16 0 050.00
4028 Clarksville Pike		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NORMA JEANNE WRIGHT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD L. MOSELEY, MARRIED** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 13th District of Davidson County, Tennessee, being part of Tract No. 9 on the Map of Fairview Subdivision as of record in Plat Book 974, page 41 and Plat Book 1130, page 54, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the existing easterly right-of-way of said point being 392.50 feet north of the southwest corner of the property conveyed to William Lee Scott et ux as of record in Book 3508, Page 463, Register's Office for Davidson County, Tennessee; thence along the aforementioned right-of-way North 8deg. 30' east 172.33 feet to an iron pin set by others; thence South 26deg. 59' east 160.00 feet to an existing iron fence post; thence South 13deg. 07' West 62.75 feet to a point; thence north 79deg. 00' West 85.50 feet to the point of beginning.

Being the same property conveyed to John K. Wright and wife, Norma Jeanne Wright by Trustee's deed from David G. Rogers, Trustee in Bankruptcy for Emerson Braxton Smith, Jr. of record in Book 9039, page 703, Register's Office for Davidson County, Tennessee, dated August 5, 1993 and recorded on August 6, 1993.

John K. Wright having since died.

Being also known as 0 Clarksville Pike Nashville, Tennessee 37218.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Clarksville Pike, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of June, 2020.

Norma J. Wright

Norma Jeanne Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Norma Jeanne Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of June, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022