FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **305,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **09/08/2020** Notary Public MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 473510 **DEEDWARR**
09/10/2020 01:54:02 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200910-0103325

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

This Instrument Prepared By ~~and Return To:~~

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilfredo Moz and Edwin A, Moz	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity, ISAOA, ATIMA**	**164-13-0A-046.00**
(NAME) **4013 Shadowbrook Trail**	(NAME) **3701 Arco Corp. Dr., Suite 200**	
(ADDRESS) **Antioch, TN, 37013**	(ADDRESS) **Charlotte, NC 28273**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shannon Fedderman and William Fedderman, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wilfredo Moz, married and Edwin A. Moz, married, tenants in common with right of survivorship,** 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:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Final Plat, Phase Three, Treehaven, as shown by plat of record in Instrument No. 20040913-0110149, Registers Office for said County, to which reference is hereby made for a more particular description.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-BMR-20-4013

Being the same property conveyed to Shannon Fedderman and husband, William Fedderman, their heirs, successors and/or assigns by Deed dated January 29, 2014 from Shannon Starks now Fedderman and William Fedderman, recorded February 4, 2014, in Instrument Number 20140204-0009799, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4013 Shadowbrook Trail, Antioch, TN 37013**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **September, 2020.**

Shannon Fedderman

Shannon Fedderman

William Fedderman

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Shannon Fedderman and William Fedderman**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **8th** day of **September, 2020.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY