WARRANTY DEED

Karen Johnson Davidson County
Batch# 573225 DEEDWARR
02/11/2021 12:02:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20210211-0019883

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF FEBRUARY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2084LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Timothy Buppert and Stefanie Hartman Jakobs	New Owner	
905 North Summerfield Drive		042 02 0 015.00
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TREVA MARIE KINCAID AND JAMES DARRIN MOSS SOLE HEIRS AND BENEFICIARIES UNDER THE WILL OF ZULU FRANCES MOSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY BUPPERT AND STEFANIE HARTMAN JAKOBS

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. 121 Section Six, Bonnie Brae, of record in Book 4300, Page 21, Register's Office for said County.

Said Lot No. 121 fronts 106.16 feet on the southwesterly margin of north Summerfield Drive and extends back 293.3 feet on the northwesterly line and 248.4 feet on the southeasterly line to a broken line in the rear, measuring 292.3 feet thereon.

Being the same property conveyed to *James D. Moss and wife, **Zula Frances Moss, by Warranty Deed from Stephen C. Hunt and wife, Barbara P. Hunt, of record in Book 5625, Page 850, in the Register's Office of Davidson County, Tennessee, dated July 16, 1980 and recorded on July 17, 1980.

*James D. Moss having since died on September 5th , 2020 and having a TennCare Release Letter issued December 22, 2020.

**Zulu Frances Moss having since died on October 27, 2020 and having a TennCare Release Letter issued December 22, 2020. The said Zulu Frances Moss, leaving her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, TN., Docket No. 20-P2226 and naming Treva Marie Kincaid as executrix. The sole heirs and beneficiaries of Zulu, Frances Moss being Treva Marie Kincaid (Daughter) and James Darrin Moss (Son).

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six, Bonnie Brae, as recorded in Plat Book 4300, Page(s) 21.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4376, Page 970.
5. Copies of the following documents have been hyperlinked for your convenience: SP-Abstract

This is improved property known as 905 North Summerfield Drive, Madison, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 10th day of February, 2021.

Treva Marie Kincaid

Treva Marie Kincaid

Treva Marie Kincaid

Treva Marie Kincaid, Executrix of the Estate of Zula Frances Moss, Circuit Court of Davidson County TN

Docket No 20P2226

James Darrin Moss

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TREVA MARIE KINCAID, INDIVDUALLY AND AS EXECUTRIX OF THE ESTATE OF ZULA FRANCES MOSS AND JAMES DARRIN MOSS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of February, 2021.

Notary Public

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

My Commission Expires: _____

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 2/12/23