Karen Johnson Davidson County
Batch# 577962 DEEDWARR
02/24/2021 04:00:30 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50
20210224-0023419

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Foster Jason Mossy and Melisse Christine Mossy as trustees of the Melisse and Jason Mossy Family Trust and Ashlyn Mossy	New Owners P. O. Box 1710	Parcel ID: 131 04 0 255.00
(NAME) PO Box 1710	(NAME) Rancho Santa Fe, CA	
(ADDRESS) Rancho Santa Fe, CA 92067	(ADDRESS) 92067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Joshua David Silverberg and Michaela Irene Silverberg, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Foster Jason Mossy and Melisse Christine Mossy as trustees of the Melisse and Jason Mossy Family Trust under declaration of trust dated September 8, 1999 (75% interest) and Ashlyn Mossy (25% interest), as tenants in common**, 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. 17 on the plan of Duncanwood, of record in Book 1424, Page 139, Register's Office for said County to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joshua David Silverberg and Michaela Irene Silverberg, husband and wife by Warranty Deed from Niels Vass Johnsen and Sarah Anne Johnsen, husband and wife, of record in Instrument No. 20170501-0042202, in the Register's Office of Davidson County, Tennessee, dated April 27, 2017 and recorded on May 01, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1112 Brookmeade Drive, Nashville, TN 37204

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 our hands this 12 day of February, 2021.

Joshua David Silverberg

Michaela Irene Silverberg,
by Joshua David Silverberg, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joshua David Silverberg, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12TH FEBRUARY 2021 ~~25th of September, 2020~~.

Notary Public
My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joshua David Silverberg , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michaela Irene Silverberg , as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Michaela Irene Silverberg , for the purposes therein contained.

Witness my hand and official seal, this the 12th day of February, 2021.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY