Karen Johnson Davidson County
Batch# 611361 DEEDWARR
04/09/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20210409-0047514

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-12266

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brendan J. Moss (NAME) 4806 TANGLEWOOD DR. (STREET ADDRESS) NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	Community Mortgage Advisors, LLC (NAME) 615 Main Street (STREET ADDRESS) Nashville, TN 37206 (CITY) (STATE) (ZIP)	61-4-103

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 HEREBYACKNOWLEDGED, WE, **Howard Perry Dean, Jr., one-half (1/2) interest and Pamela Lynne Miller., one half (1/2) interest**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brendan J. Moss, a single man**, 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. 7 of Block "A" on the Map of Hayesboro Development Company's Hayesboro Subdivision, of record in Book 1130, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 90 feet on the easterly side of Tanglewood Drive and runs back 250.9 feet on the north line and 265.9 feet on the south line, to a dead line measuring 91.25 feet thereon.

Being the same property conveyed to Howard Perry Dean, Jr., one-half (1/2) interest and Pamela Lynne Miller., one half (1/2) interest by Deed dated October 6, 2011 from Howard Perry Dean, Jr.,, recorded October 6, 2011, in Instrument Number 20111006-0077865, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 47, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4806 Tanglewood Drive, Nashville, TN 37216.

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. Whenever 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 hand(s) this 7th day of April, 2021.

Pamela Lynne Miller

Howard Perry Dean, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2021, before me personally appeared Pamela Lynne Miller, Howard Perry Dean, Jr. and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2021.

Notary Signature
My commission expires: 3/20/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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