Karen Johnson Davidson County
Batch# 623503 DEEDWARR
04/27/2021 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $684.13
20210427-0056136

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $184,900.00.

Affiant

Sworn to and subscribed before me this 8th day of April, 2021.

Notary Public
My Commission Expires: 10-6-24

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

1162153

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Alan Yanez	5025 Hillsboro Pike 15M	Owner	
5025 Hillsboro Pike 15M			**131-01-0D-118.00-CO**
Nashville, TN 37215	Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Mark Forrest Mosley, an unmarried man and Timothy Lamar Mosley, a married man, as joint tenants,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Alan Frank Yanez, an unmarried man,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Being Unit 118, also known as Apartment 15M, Georgetown Condominium Apartments as shown on plat of record in Plat Book 5200, Page 4, as established under Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mark Forrest Mosley, an unmarried man and Timothy Lamar Mosley, a married man, as joint tenants by Warranty deed from Robert McDowell Tabeling, a married man of record in Instrument No. 20160412-0034881 Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 12, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of

other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners' Association with By-Laws appended thereto as Exhibit "C" of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516, together with a Resolution of the Board of Directors for the 5025 Hillsboro Homeowners' Association in Instrument No. 20120731-0067332, and an Appointment of Successor Trustee in Instrument No. 20120823-0076049, Register's Office for Davidson County, Tennessee.
Charter for 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units)
Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110620-0047283 and Instrument Number 20150505-0040558, in the Register's Office for Davidson County, Tennessee.
Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20020122-0008269, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8th day of April, 2021.

Mark Forrest Mosley

Timothy Lamar Mosley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Mark Forrest Mosley, an unmarried man and Timothy Lamar Mosley, a married man, as joint tenants,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/26/24

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

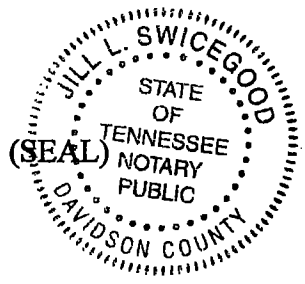
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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