When recorded, return to:
Escrow Services of Tennessee
810 Crescent Centre Drive, Suite 110
Franklin, TN 37067
File Number: 21-WAF-435

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File Number: 5-12038-RL-s

Karen Johnson Davidson County
Batch# 648974 DEEDWARR
06/03/2021 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20210603-0074500

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Affiant

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 1st day of June, 2021.

Notary Public
My Commission Expires: 7-17-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel & Brittany Moses 4303 Gallatin Pike, #207 Nashville, TN 37216	Samuel & Brittany Moses 4303 Gallatin Pike, #207 Nashville, TN 37216	061 07 0B 207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Kevin Rose, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Samuel Moses and Brittany Moses, husband and wife, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 207, of The Volta, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Volta of record in Instrument Number 20190612-0056462, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Master Deed.

Being the same property conveyed to Kevin Rose, Unmarried, by Warranty Deed from Gallatin Pike Partners IV, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190912-0092238, in the Register's Office of Davidson County, Tennessee, dated September 09, 2019 and recorded on September 12, 2019.

Being part of the same property conveyed to Gallatin Pike Partners IV LLC, a Tennessee limited liability company, by Quitclaim Deed from Greenline Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20151228-0129468, in the Register's Office of Davidson County, Tennessee, dated December 22, 2015 and recorded on December 28, 2015.

Being the same property conveyed to Greenline Partners, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Greenline Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20150831-0088228, in the Register's Office of Davidson County, Tennessee, dated August 31, 2015 and recorded on August 31, 2015.

Being the same property conveyed to Greenline Partners, LLC, by Warranty Deed from W. H. Emery and Victor C. Emery, of record in Instrument No. 20140825-0077408, in the Register's Office of Davidson County, Tennessee, dated August 15, 2014 and recorded on August 25, 2014.

This is improved property located at: **4303 Gallatin Pike, #207, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2021.

GRANTOR:

Kevin Rose

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin Rose, the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 seal at office this ~~1st~~ 28th day of ~~June~~ May, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

