**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 210535358**

Karen Johnson Davidson County
Batch# 658716 **DEEDWARR**
06/17/2021 10:28:28 AM 2 pgs
Fees: $13.00 Taxes: $1,694.60

20210617-0081870

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $458,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2021.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Kelsey L. White and Justin R. Williamson<br>5001 Montclair Drive<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>146-08-0-187.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A. Moss, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelsey L. White, unmarried and Justin R. Williamson, unmarried as joint tenants with rights of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 447 on the Plan of Crive Hall Estates, Section Six of record in Plat Book 2331, Page 1 and 2, in the Register's Office for said County.

Said Lot No.447, which is a corner lot, fronts 130 feet on the southerly margin of filedcrest Drive and fronts 130 feet on the westerly margin of Montclair Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 150 feet on the southerly line and 150 feet on the westerly to a point of intersection.

Being the same property conveyed to David A. Moss by QuitClaim deed from Marie Hart Moss of record in Instrument No. 20000621-0061686 Register's Office for Davidson County, Tennessee, dated March 02, 2000 and recorded on June 21, 2000.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 1, Register's Office for Davidson County, Tennessee.

Easement of record in Book 2332, Page 92, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5001 Montclair Drive Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of June, 2021.

David A. Moss

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David A. Moss, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2021.

Notary Public
My Commission Expires: March 13, 2022

STATE OF TENNESSEE NOTARY PUBLIC