Karen Johnson Davidson County
Batch# 659278 DEEDWARR
06/17/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20210617-0082099

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Mr./Ms. William Rogers, IV 935 Silverdene Place Nashville, TN 37206	New Owners 935 Silverdene Place Nashville, TN 37206	082 12 0 247.00

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **LARRY PATRICK MOSS and AMANDA LOUISE MOSS, husband and wife,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **WILLIAM ROGERS, IV and LILLIAN HALL ROGERS, husband and wife,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot 34 as shown on the map entitled D. D. Philip's Silverdene Park Subdivision of record in Plat Book 421, Page 31, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Said Lot No. 34 fronts 50 feet on the Northerly side of Georgia Street, now Silverdene Place, and runs back between parallel lines 50 feet to an alley.

BEING the same property conveyed to LARRY PATRICK MOSS and wife, AMANDA LOUISE MOSS by Deed dated January 10, 2020, and executed by JRG PROPERTIES, LLC, a Tennessee Limited Liability Company and recorded as Instrument No. 20200116-0005751, Register's Office for Davidson County, TN.

This is improved property known as 935 Silverdene Place, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 11 day of June, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LARRY PATRICK MOSS

AMANDA LOUISE MOSS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Larry Patrick Moss and wife, Amanda Louise Moss, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 11 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 1-22-25

State of Tennessee

County of Sumner

The actual consideration or value, whichever is greater for this purchase is $699,000.00.

Affiant

Sworn to and subscribed before me on this the _____ day of June, 2021.

Notary Public

My Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024