WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-SB-RMX-21-1004

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Moss	new owner	
P O BOX (NAME) 22074 ~~1000 Carolyn Ave nka 3004 Martha Ave~~	(NAME)	P/O 072-09-0-405.00
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37206~~ 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EQUITY TRUST COMPANY FOR THE BENEFIT OF JACK FRIEDMAN ACCOUNT NUMBER 20840**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC MOSS**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, as shown in the Declaration of Covenants, Conditions, and Restrictions for Carolyn & Martha, a horizontal property regime with private elements, of record at Instrument No 20210618-0082889, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Equity Trust Company for the benefit of Jack Friedman Account Number 20840 by Warranty Deed from Pheng Phanthourath and wife, Sang Van Phanthourath of record in Instrument No. 20031014-0152474 Register's Office for Davidson County, Tennessee, dated October 10, 2003 and recorded on October 14, 2003.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Book 4178, Page 112, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Carolyn Ave nka 3004 Martha Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 659988 **DEEDWARR**
06/18/2021 03:31:30 PM 2 pgs
Fees: $13.00 Taxes: $314.50

20210618-0082890

Witness my/our hand(s) this the 3rd DAY OF JUNE, 2021.

Equity Trust Company for the benefit of Jack Friedman Account Number 20840

BY: Matthew Collier
Its: MATTHEW COLLIER
Corporate Alternate Signer
Ohio

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ Cuyahoga

Before me, the undersigned Notary Public, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the ITS: Matthew Collier Corporate Alternate Signer of EQUITY TRUST COMPANY FOR THE BENEFIT OF JACK FRIEDMAN ACCOUNT NUMBER 20840, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as ITS: Corporate Alternate Signer 4.

Witness my hand and official seal, this the ~~3rd~~ of June, 2021.

Ryan E Linden
Notary Public
My Commission Expires:
(SEAL)

RYAN E LINDEN
NOTARY PUBLIC, STATE OF OHIO

Ryan E Linden

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
December 1, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212