WARRANTY DEED

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 9/16/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arnold Joseph Moshier, Jr.	New Owner	141-06-0B-005.00 CO
(NAME)	(NAME)	
8209 Coley Davis Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nicole Mathers, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arnold Joseph Mosier, Jr. and Lenette Moshier, husband and wife, and Garrett Reid Moshier, unmarried, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 105 of Poplar Ridge Condominiums, a Horizontal Property regime crated under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11322, page 931, amended in Book 11662, page 988; Book 11662, page 993; Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726, Register's Office for Davidson County, Tennessee, together with the undivided common elements as set forth in said Master Deed. Reference is hereby made to the Plat of Poplar Ridge Condominiums, as of record in Book 9700, pages 829-830, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

BEING the same property conveyed to Nicole Mathers by Warranty Deed from April C. Baker, an unmarried person, dated September 26, 2014, of record in Instrument No. 20141002-0090958, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8209 Coley Davis Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-12345-KP

Karen Johnson Davidson County
Batch# 661338 DEEDWARR
06/22/2021 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20210622-0083666

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 9700, pages 829-830; Master Deed establishing a Horizontal Property Regime of Poplar Ridge condominiums, of record in Book 11322, page 931; Book 11662, page 988; Book 11662, page 993; Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726; Articles of Incorporation/Charter of record in Book 11322, page 924; Easement for utility and maintenance of record in Book 11585, page 225; Easement for utility right of way of record in Book 9612, page 396; Easement for right of way of record in Book 9612, page 399; Conveyance of open space to Homeowners Association of record in Book 8292, page 969 and Book 9081, page 74; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 18th day of June, 2021.

Nicole Mathers

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Nicole Mathers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of June, 2021.

Notary Public
My Commission Expires: _____

File No.: 34437

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

