This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 669878 DEEDWARR
07/01/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $795.13
20210701-0089616

ADDRESS NEW OWNER:
Brandy Trigiani
Michael Trigiani
716 Kent Road
Nashville, TN 37214

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 096-09-0A-716.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry Patrick Moses and John Mark Moses as Heirs at Law of the Estate of Gail F. Moses, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Brandy Trigiani and Michael Trigiani, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being unit A-176 on the plat of Emery place, as of record in Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gail F. Moses, unmarried, by Warranty Deed from Kent Development Corporation of record in Book 8225, Page 902, Register's Office for Davidson County, Tennessee, dated October 26, 1990 and recorded on October 29, 1990. Gail F. Moses died intestate on October 19, 2020, and her heirs at law are Terry Patrick Moses and John Mark Moses as evidenced by Affidavits of Heirship of record in Instrument No. 20210621-0083485, and Instrument No. 20210621-0083486, Register's Office for Davidson County, Tennessee.

This is improved property known as: **716 Kent Road, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 30th day of June, 2021.

WITNESS MY HAND on this the 30th day of June, 2021.

Estate of Gail F. Moses

Terry Patrick Moses Heir at Law
Terry Patrick Moses, Heir at Law

John Mark Moses Heir at Law
John Mark Moses, Heir at Law

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Terry Patrick Moses,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of June, 2021.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3/2/2025

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John Mark Moses,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of June, 2021.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3/2/2025

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $214,900.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 3/2/2025

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 210453

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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