Karen Johnson Davidson County
Batch# 678788 DEEDWARR
07/19/2021 10:18:40 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210719-0096329

TRENT LEHMAN NOSWILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Mosley and Jeanne Mosley	New Owner	83-14-97
(NAME)	(NAME)	
1905 Russell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, WE,

JOSH BILLUE AND STEFANIE POROLNICZAK, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK MOSLEY AND JEANNE MOSLEY, HUSBAND AND WIFE,

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 Lot No. 80 on the Map of the Subdivision of the Priest Home Place, as of record in Plat Book 161, Page 102, Register's Office for said County.

Being the same property conveyed to Joshua Billue, unmarried by Deed dated February 13, 2008 from Jerry E. Stewart and wife, Barbara Lynn Stewart, recorded February 25, 2008, in Instrument Number 20080225-0018494, in the Official Records of Davidson County, Tennessee. The said Joshua Billue having since married. His spouse, Stefanie Porolniczak joins in this conveyance as to her marital interest in the subject property, if any.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1905 Russell Street, Nashville, TN 37206

LT&E File #18197

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 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 9 day of July, 2021

Josh Billue

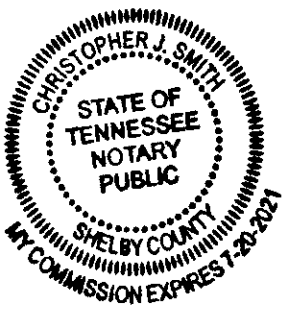
Stefanie Porolniczak

STATE OF TENNESSEE
COUNTY OF Shelby

On this 9 day of July, 2021, before me personally appeared Josh Billue and Stefanie Porolniczak, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of July, 2021.

Notary Signature
My commission expires: 7/20/2021



LT&E File #18197