Karen Johnson Davidson County
Batch# 689225 DEEDWARR
08/03/2021 09:29:52 AM 2 pgs
Fees: $13.00 Taxes: $878.20
20210803-0104012

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5365

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2021

Notary Public

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires: 01-06-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elissa Mosby 1758 Lincoya Bay Drive Nashville, TN 37214	New owner	109-05-0D-061.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Cynthia A. Moore and Thomas A. Moore wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elissa Mosby

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. 1758, on the Plan of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, as amended in Instrument No. 20050923-0114373, Register's Office for said County, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20041028-0129585, as amended in Instrument No. 20050923-0114373, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kaitlyn Moore, an unmarried woman by Warranty deed from Mark J. Lonsway, unmarried of record in Instrument No. 20140501-0036741 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 01, 2014.

Being the same property conveyed to Cynthia A. Moore and Thomas A. Moore, wife and husband by Warranty deed from Kaitlyn Moore, an unmarried woman of record in Instrument No. 20180403-0031133 Register's Office for Davidson County, Tennessee, dated March 30, 2018 and recorded on April 03, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1758 Lincoya Bay Drive, Nashville, TN 37214

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 so 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.

Dated this the 30th day of July, 2021.

Thomas A. Moore

Thomas A. Moore

Cynthia A. Moore

Cynthia A. Moore

STATE OF NH
COUNTY OF Carroll

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas A. Moore and Cynthia A. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison (city), NH (state) this 30th day of July, 2021.

MELISSA S MAYHEW
Notary Public - New Hampshire
My Commission Expires Sep 11, 2025

Notary Public
My Commission Expires: 9/11/25

(Notary Seal)

WARRANTY DEED