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

Karen Johnson Davidson County
Batch# 703278 DEEDWARR
08/24/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210824-0114097

ADDRESS NEW OWNER:
Jamie Langston
1226 Currey Road
Nashville, TN 37217

SEND TAX BILL TO:
CedarStone Bank
900 West Main Street
Lebanon, TN 37087

MAP/PARCEL 120-00-0-082.00

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, **Phillip Evan Moss and Teresa Moss, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jaime Langston, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Lot No. 6 on an unrecorded Subdivision of Lots Nos 1 and 4 of the Ensley Lands, as of record in Plan Book 2, Page 70, Chancery Court at Nashville and more particularly described as follows:

Beginning at a point in the Northerly margin of Currey Road, the common corner of Lots 5 and 6; thence with the line between said lots, north 4 degrees 12 minutes East 456 feet to a fence; thence along said fence, South 87 degrees 15 minutes East 150 feet to the common corner of Lots Nos. 6 and 7; thence with the line between said lots, South 4 degrees 12! west 456 feet to the Northerly margin of Currey Road; thence along said road, north 87 degrees 15 minutes west 150 feet to the beginning.

Being the same property conveyed to Phillip Evan Moss and Teresa Moss, husband and wife by Warranty deed from Frelen E. Frazier, Jr., Phillip A. Frazier, Tonnya A. Chasse and Kathleen G. Pennington of record in Instrument No. 20141204-0111334 Register's Office for Davidson County, Tennessee, dated December 02, 2014 and recorded on December 04, 2014.

This is improved property known as: **1226 Currey Road, Nashville, Tennessee 37217.**

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, his 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 GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 18th day of August, 2021.

WITNESS MY HAND on this the 18th day of August, 2021.

Phillip Evan Moss

Teresa Moss

STATE OF TENNESSEE
COUNTY OF Wilson

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

WITNESS my hand and official seals at office this 18th day of August, 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 $350,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of August, 2021.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3/2/2025

File No: 210548

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 18, 2021

Affiant Signature

Date: 8-23-21

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of August, 20 21

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024