Karen Johnson Davidson County
Batch# 706339 DEEDWARR
08/27/2021 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20210827-0116202

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

State of Tennessee
County of ~~Rutherford~~ DAVIDSON CMC
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 26th day of August, 2021 EW

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Monique Angelle Dubois Michael Shane Moss	Bancorp South Mortgage	107-13-0-A-049.00 CO
(NAME) 949 Coarsey Drive	(NAME) 2778 West Jackson St	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Bldg C - 2nd Floor Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eunice Moore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Monique Angelle Dubois and Michael Shane Moss, wife and husband,** 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. 949 in Four Maples Condominium, a horizontal property regime, as shown on the Plat of record in Plat Book 5200, Page 283, Register's Office for said County, to which reference is made and otherwise known as 949 Coarsey Drive, Nashville, TN.**

Being the same property conveyed to Eunice Moore by deed of record in Instrument No. _202108270116201, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 949 Coarsey Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 25th day of August, 2021.

Eunice Moore

State of Florida
County of Palm Beach

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

WITNESS my hand and seal this 25th day of August, 2021.

Notary Public
My Commission Expires: 04/18/2025

File No.: 22445

CHARLES STEWART
Notary Public - State of Florida
Commission # HH 118280
My Comm. Expires Apr 18, 2025
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or 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 08/27/2021 (date ~~of document~~).

Affiant Signature

08/27/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025