Name and Address of New Owner:
Nathan Terry and Erin Mosow
4380 ENCHANTED CIRCLE
NASHVILLE, TN 37218
Send Tax Bills To:
4380 ENCHANTED CIRCLE
NASHVILLE, TN 37218
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 059-13-0-156.00

Karen Johnson Davidson County
Batch# 708159 DEEDWARR
09/01/2021 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20210901-0117682

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Solid Investments, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan Sakayan Terry and Erin Leigh Mosow, Husband and Wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Haynes Park Subdivision (erroneously shown as Hayes Park in some previous deeds), Section 3, of record in Book 4460, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Solid Investments, LLC, by Warranty Deed from Aubrey Hiam, of record in Instrument No. 20110711-0052742 Register's Office for Davidson County, Tennessee, dated July 07, 2011 and recorded on July 11, 2011. (Value of consideration shown in aforementioned deed $33,000.00.)

Commonly known as 300 Haynes Park Drive, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of August, 2021.

Solid Investments, LLC, a Tennessee Limited Liability Company

By: _____
Jiles Ritchie, Member

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Jiles Ritchie, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theMember of Solid Investments, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 27th day of August, 2021.

_____
Notary's Signature
My commission expires: 5-5-2025

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

_____
Notary Public
My commission expires: 4/30/22
File No. 2021-1765

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202109010117682

Certificate of Authenticity

I, Allison Taylor, 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 AUGUST 27, 2021.

Date

Affiant Signature

AUGUST 30, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)