This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-12471-LV

Karen Johnson Davidson County
Batch# 708858 DEEDWARR
09/01/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,104.45
20210901-0118059

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $298,500.00.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2021.

Notary Public
My Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
3/15/2025
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Scott Moser and Rachael Mackenzie Moser 3908 Bonnavista Drive Nashville, TN 37076	New Owners	075 09 0 101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Delmar R. Smith and wife, Betty F. Smith**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew Scott Moser and Rachael Mackenzie Moser, husband and wife**, hereinafter called the Grantee(s), his/her/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. 279 on the plan of Section Two (Revised) Hermitage Hills, of record in Book 2900, Page 112, Register's Office for said County.

Said Lot No. 279 fronts 103.77 feet on the Northwesterly margin of Bonnavista Drive and extends back 140.0 feet on the Northeasterly line and 144.3 feet on the Southwesterly line to a dead line in the rear, measuring 79.2 feet thereon.

Being the same property conveyed to Delmar R. Smith and wife, Betty F. Smith, by Cash Deed for Tennessee from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 5961, Page 251, in the Register's Office of Davidson County, Tennessee, dated November 05, 1982 and recorded on November 08, 1982.

This is improved property located at: **3908 Bonnavista Drive, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2021.

GRANTOR:

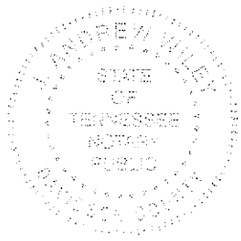
Delmar R. Smith

Betty F Smith

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Delmar R. Smith and Betty F. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of August, 2021.



Notary Public
My Commission expires: NOV 0 8 2021

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8-24-21.

Affiant Signature

8-31-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8-31-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON