Karen Johnson Davidson County
Batch# 712779 DEEDWARR
09/10/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210910-0121420

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2021. Notary Public My commission expires: 05/05/2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ross Herblin and Hailee Herblin	New Owner(s)	**071-16-0-357.00**
1311 N 5th Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Eloise P. Moss, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ross Herblin and Hailee Herblin, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 10 on the plan of Tom Joy Subdivision as of record in Book 3600, Page 47, Register's Office for Davidson County, Tennessee.
Said Lot No. 10 fronts 62.7 feet on the Easterly side of North 5th street and runs back between lines 166.7 feet on the Northerly line and 170.0 feet on the Southerly line to a line in the rear measuring 56.4 feet thereon.

Being the same property conveyed to Eloise P. Moss, married by Warranty deed from GE Capital Mortgage Services, Inc. of record in Book 11295, page 450, Register's Office for Davidson County, Tennessee, dated December 30, 1998 and recorded on January 13, 1999. Eloise P. Moss has since divorced per MDA Case No. 21D924. Leaving said property in Eloise P. Moss sole name.

This is improved property known as **1311 N 5th Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of September, 2021.

Eloise P. Moss

Eloise P. Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Eloise P. Moss, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of September, 2021.

Notary Public
My Commission Expires: 4/17/23

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 21-000403-526

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 09/08/2021 (date ~~of document~~).

Affiant Signature

09/08/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025