THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210837125**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $516,450.00. Affiant Subscribed and sworn to before me, this 3rd day of September, 2021. Notary Public My Commission Expires: _____

MEGAN DUPRIEST TENNESSEE NOTARY PUBLIC My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 715413 DEEDWARR
09/14/2021 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,910.87
20210914-0123057

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melissa Beilby 3819 Moss Rose Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 073 06 0 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Reed and Elizabeth Heather Lose, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa C. Beilby, an unmarried woman,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Riverwood Terrace, Second Addition, of record in Book 2083, Page 39, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John M. Reed and Elizabeth Heather Lose, Tenants in Common With Rights of Survivorship, by Warranty Deed from Geoffrey W. Newhall, married, of record in Instrument No. 20101213-0098981, in the Register's Office of Davidson County, Tennessee, dated December 10, 2010 and recorded on December 13, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverwood Terrace, Second Addition, as recorded in Plat Book 2083, Page(s) 39.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4045, Page 178.

This is improved property located at 3819 Moss Rose Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of September, 2021.

John M. Reed

Elizabeth Heather Lose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John M. Reed and Elizabeth Heather Lose, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2021.

Notary Public
My Commission Expires: _____

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 9/3/21.

Affiant Signature

9/9/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/9/21.

Notary's Signature

My Commission Expires:

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