Karen Johnson Davidson County
Batch# 728906 DEEDWARR
10/01/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20211001-0132429

WARRANTY DEED

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra Hughes	Same as New Owner	004 00 0 007.00
(NAME)	(NAME)	
3087 Brandau Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Lois A. Moss, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Sandra Hughes and Robert Lee Porter, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th, formerly-the24th, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, Surveyor, February 20, 1962, as follows:

Beginning at a point in the southern boundary line of the Wooden property, and being the northeast corner of the property conveyed to J. W. Moss and wife, Leona Moss, by deed from Leroy A. Harvey and wife, of record in Book 1160, page 120, and by deed from William Baxter, et al, of record in Book 1909; page 293, Register's Office for said County; thence with said Wooden's southern boundary line, westerly 691 feet to the easterly margin of the Nashville and Springfield Highway; thence with the same, south 23° 30' east 182 feet, south 27° 30' east 196 feet, south 31° 30' east 196 feet, south 35° 30' 'east 200 feet, south 38° 30' east 200 feet, south 39° east 200 feet, south 37° east 228 feet to the center of an old road; thence north 47° east 119 feet, north 10° 15' west 143 feet, north 12° west 337 feet, north 71° 30' west 72.6 feet; thence north 585 feet to the beginning, containing 10.82 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED therefrom, is that certain 5.38 acre parcel conveyed to Thomas Kyle Bates and Thomas E. Bates, Jr., dated 10/30/2017 in Instrument 20171102-0112343, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Charles E. Moss and wife, Lois A. Moss by Warranty Deed dated 09/24/1965 from Leona May Moss, a widow, of record in Book 3942, Page 996, Register's Office for Davidson County, Tennessee.

The said Charles E. Moss died on 03/01/2008, leaving the said Lois A. Moss the sole surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8414 Whites Creek Pike, Joelton, TN 37080

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of September, 2021.

Lois A. Moss

Lois A. Moss

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lois A. Moss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of September, 2021.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Janet L. Adams do hereby make oath that I am a licensed attorney and/or 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 9.30.21.

Affiant
Date: 9.30.21

STATE OF ~~TEN~~NESSEE
COUNTY OF Sumner

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

Notary Public

My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024