Karen Johnson Davidson County
Batch# 739732 DEEDWARR
10/20/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211020-0140528

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
R. S. Kaiser Nashville LLC 777 Chicago Rd. Ste 1 Troy, MI 48083	New Owner	073 01 0 064.00

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **LARRY PATRICK MOSS and wife, MANDY LOUISE MOSS,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **R. S. KAISER NASHVILLE LLC,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 19 of Section "A" on the Map of Happy Valley Subdivision, not of record, together with part of old Ruby Drive, never opened, and described according to a copy of a survey thereof made by T. R. Sanford and S. R. Sanford, Jr., Surveyors, dated December 14, 1947, as follows:

BEGINNING at a point in the Southerly margin of Williams Ferry Road, now called Riverwood Drive, at the corner of Lots 18 and 19; thence with the margin of said Drive, Easterly 91 feet 2 inches to a point at the beginning of a curve; thence around said curve Southeasterly 38.1 feet to a concrete monument in the Westerly margin of Milton Drive; thence with the margin of the same Southerly 160 feet to the corner of Lot 37; thence with the line of said lot Westerly 58.4 feet to the corner of Lots 18 and 19; thence with the line between said lots Northerly 176.5 feet to the beginning.

BEING the same property conveyed to LARRY PATRICK MOSS and wife, MANDY LOUISE MOSS by Deed dated April 4, 2019, and executed by DAVID T. IRVINE and ROSE ALLISON JONES and recorded as Instrument No. 20190409-0032078, said Register's Office.

This is improved property known as 2008 Riverwood Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. 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.

WITNESS (my/our) hand(s) this the 15 day of October, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LARRY PATRICK MOSS

MANDY LOUISE MOSS

STATE OF TENNESSEE COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Larry Patrick Moss and wife, Mandy Louise Moss, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 15 day of October, 2021.

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 1-28-25

State of Tennessee County of Sumner

The actual consideration or value, whichever is greater for this purchase is $360,000.00.

Affiant

Sworn to and subscribed before me on this the 15 day of October, 2021.

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public

My Commission Expires: 1-28-25

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 OCT 15 2021 (date of document).

Affiant Signature

OCT 15 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 15 day of OCT, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY'S SEAL

Teresa Tidwell
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025