This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $606,000.00.

Rebecca Lorraine Haynes
Affiant

Subscribed and sworn before me this the 10th day of November, 2021.

Notary Public
My commission expires: 2/20/24

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 753315 **DEEDWARR**
11/12/2021 10:31:10 AM 2 pgs
Fees: $13.00 Taxes: $2,242.20

20211112-0150715

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephen Matthew Moser and Rebecca Lorraine Haynes 8177 Middlewick Lane Nolensville, TN 37135	Broker Solutions, Inc. dba New American Funding an 14511 Myford Rd Ste. 100 Tustin, CA 92780	186-04-0A 125.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SUE ANNE HUMPHREY,AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHEN MATTHEW MOSER, AN UNMARRIED MAN AND REBECCA LORRAINE HAYNES, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 418 on the Final Plat of Burkitt Place Phase 2B, of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sue Anne Humphrey, an unmarried woman, by deed dated 10/04/2019, from Christopher Nolen and Melanie Nolen, husband and wife, of record in Instrument No. 20191007-0102561, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8177 Middlewick Lane, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SMM RLH

Witness my hand this the 10th day of November, 2021.

Sue Anne Humphrey

Sue Anne Humphrey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sue Anne Humphrey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2021.

My commission expires:
12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SMM RLH