Karen Johnson Davidson County
Batch# 758687 DEEDWARR
11/22/2021 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20211122-0154499

WARRANTY DEED

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Lawrence Gross and Melissa Anne Gross	New owner	171030A16600CO
(NAME)	(NAME)	
1200 Fort Morgan Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Debra H. Moss, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Lawrence Gross and Melissa Anne Gross, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section 6A, Fredericksburg, of record in Plat Book 9700, Page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra H. Moss by deed dated September 29, 2006 from Bryan C. Tucker and wife, Sharon L. Tucker of record in Instrument No. 20061004-0122967, Register's Office for Davidson County, Tennessee.

Debra H. Moss is one and the same as Debra Moss

unimproved ☐

This is improved ☑ property, known as 1200 Fort Morgan Place, Brentwood, TN 37027 A/K/A 5321 Fredericksburg Way W. Brentwood, TN 37027

(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 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 hands this 17th day of November, 2021.

Debra H. Moss

State of Tennessee
County of Davidson

On this 17th day of November, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Debra H. Moss, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 17th day of November, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025
File No.: 21-Gross

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Tennessee Certification of Electronic Document

I, Paul Soper, 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 11/17/21 (date of document).

Affiant Signature

11/17/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

