WARRANTY DEED

Karen Johnson Davidson County
Batch# 774706 DEEDWARR
12/16/2021 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20211216-0166082

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $625,000.00.

Affiant

Subscribed and sworn to me on 12/10/21.

NOTARY PUBLIC
My Commission Expires: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sunny Eaton 3712 Moss Rose Drive Nashville, TN 37216	New Owner	073 10 0 019.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, L&L FLOORING COMPANY, INC., a Tennessee Corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto KARIN KATHLEEN BALSLEY AND SUNNY EATON, A MARRIED COUPLE AS TENANTS BY THE ENTIRETY, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Moss Rose Estates, of record in Plat Book 4860, Page 112, Register's Office for said County.
>
> Said Lot No. 67 fronts 80 feet on the Easterly margin of Moss Rose Drive and runs back 223.98 feet, more or less, on the Northerly line and 269.40 feet, more or less, on the Southerly line on the rear on which it measures 112 feet, more or less, fronting the Cumberland River.
>
> Being the same property conveyed to L&L FLOORING COMPANY, INC., a Tennessee Corporation by Warranty Deed from Richard James, a married man, dated February 17, 2021 and recorded February 25, 2021, Instrument No. 20210225-0023792, Register's Office for Davidson County, Tennessee.
>
> This is Improved property, known as 3712 Moss Rose Drive, Nashville, TN 37216.

The conveyance of the above-described parcel of land is subject to Restrictions of record in Book 5039, Page 359, Book 5138, Page 645, Book 5311, Page 345, Book 5910, Page 336, in the Register's Office for Davidson County, Tennessee and any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/ she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 our hands on 12/10/21.

L&L FLOORING COMPANY, INC.,
a Tennessee Corporation

By: Matthew Allen McKinney
Its: President

By: James Nicholas Johnson
Its: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew Allen McKinney, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the President of L&L FLOORING COMPANY, INC., a Tennessee Corporation, and that as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as President.

Witness my hand and official seal on 12/10/21.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, James Nicholas Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Secretary of L&L FLOORING COMPANY, INC., a Tennessee Corporation, and that as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Secretary.

Witness my hand and official seal on 12/10/21.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

True Copy Certification

I, **Kaz Arbogast,** 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 this the 10th day of December, 2021.

Affiant Signature
Date 12/10/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024