Karen Johnson Davidson County
Batch# 781003 DEEDWARR
12/29/2021 09:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,566.95
20211229-0171048

WARRANTY DEED

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Dec, 2021

Notary Public

MY COMMISSION EXPIRES: 7-20-2021

(AFFIX SEAL)

MST 2021-2009

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moss Springs, LLC	Same as New Owner	**150-02-0-330.00**
(NAME)	(NAME)	**150-02-0-329.00**
PO BOX 2142		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janie Mabry, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Moss Springs, LLC, a Tennessee limited liability company,** 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:

Tract 1: (As to Parcel 150-02-0-330.00)

The following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being reserved parcel number 330, as indicated on the revision of Castlegate, section 5, of record in Book 6900, Page 112, Register' s Office for Davidson County, Tennessee.

Tract 2: (As to Parcel 150-02-0-329.00)

A certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 18 on the Plan of Castlegate Subdivision, Section Five, of record in Book 6900, Page 112, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David Allen Mabry and wife, Janie N. Mabry by Warranty Deed from J and C Builders, a Partnership of record in Book 7104, page 483, Register's Office for Davidson County, Tennessee, dated January 08, 1987 and recorded on January 12, 1987. (As to Parcel 150-02-0-329.00)

Being the same property conveyed to David and Janie Mabry by Special Warranty Deed from Third National Bank in Nashville, a national banking association of record in Book 7497, page 831, Register's Office for Davidson County, Tennessee, dated March 23, 1988 and recorded on March 23, 1988. ((As to Parcel 150-02-0-330.00)

The said David Allen Mabry is deceased (02/09/2015) and said property vested to Janie Mabry by operation of law. Janie N. Mabry and Janie Mabry are one and the same person.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 112, Register's Office for Davidson County, Tennessee.

This property, known as 3109 & 0 Bluewater Way, Nashville, TN 37217
(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 hand(s) this 15 DAY OF Dec, 2021.

Janie Mabry

Janie Mabry

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Janie Mabry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of December, 2021.

Notary Public My commission expires: 7-20-2024

True Copy Certification

I, Yvette Meldrum, 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 Dec. 15, 2021.

Affiant Signature

Dec. 15, 2021

State of Tennessee
County of Williamson

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

Notary's Signature

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MY COMMISSION EXPIRES: 4-13-25