Karen Johnson Davidson County
Batch# 784400 DEEDWARR
01/04/2022 02:18:54 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20220104-0001311

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1782

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna Marie McBride Oprisch, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samantha Marchand, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit "B" 3801 Moss Rose Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3801 Moss Rose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180918-0092646, Register's Office for Davidson County, Tennessee, to which reference is hereby made and Amended by First Amendment to Declaration of Covenants, Conditions, and Restrictions for 3801 Moss Ross Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20181001-0097320 in the Register's Office of Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of 3801 Moss Rose Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180918-0092646, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Anna Marie McBride, a single woman, by Warranty Deed from Brady Development Group, LLC, a Texas Limited Liability Company, dated September 26, 2018, of record in Instrument No. 20181001-0097321, Register's Office Davidson County, Tennessee.

Anna Marie McBride is now married and known as Anna Marie McBride Oprisch. Dan Oprisch joins in this conveyance to convey any and all marital interest he may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3803 Moss Rose Drive, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Samantha Marchand	The Mortgage Firm, Inc.	073-06-0B-002.00
3803 Moss Rose Drive	921 Douglas Avenue, Ste. 200	
Nashville, TN 37216	Altamonte Springs, FL 32714	

WITNESS THE EXECUTION HEREOF this 30th day of December, 2021.

Anna Marie McBride Oprisch

Dan Oprisch

State of Tennessee)
County of Davidson)

On this 30th day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anna Marie McBride Oprisch and Dan Oprisch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 250,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of December, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON