Return to:
Midtown Title LLC
2920 Berry Hill Drive
#210
Nashville, TN 37204
1-15485-RR

Karen Johnson Davidson County
Batch# 792450 DEEDWARR
01/18/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220118-0007027

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$250,000.00**

Subscribed and sworn to before me this 12th day of January, 2022.

Notary Public Affiant

My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s)
Janis Sorensen 311 Westfield Drive Nashville, TN 37221	Same as New Owner.	128-13-0A-311.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **RUTH A. MOSELEY, AN UNMARRIED PERSON, F/K/A RUTH A. FERGERSON** has this day bargained and sold, and does hereby transfer and convey unto the said **JANIS ELAINE SORENSEN, MARRIED, AS SOLE OWNER**, the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 311, on the Horizontal Property Regime for The Westfield Condominiums, as recorded in the Master Deed of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to RUTH A. FERGERSON, AN UNMARRIED PERSON, A/K/A RUTH A. MOSELEY, by deed from CHARLES LEE, MARRIED, CHRISTOPHER ADAM LEE, UNMARRIED AND CHARLES AARON LEE, UNMARRIED, of record in Instrument No. 20050902-0106070, dated August 26, 2005, rerecorded in Instrument No. 20051110-0136245, said Register's Office. See Also Affidavit in Instrument No. 20190410-0032456, said Register's Office. The said Ruth A. Moseley was formerly known as Ruth A. Fergerson.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 12th day of January, 2022.

Ruth A. Moseley

RUTH A. MOSELEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright**, a Notary Public in and for said County and State, **RUTH A. MOSELEY, F/K/A RUTH A. FERGERSON**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12th day of January, 2022.

Mary Birthright

NOTARY PUBLIC

My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Certificate of Authenticity

I, Rosalind Ruth, do hereby make oath that I am 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 1/12/2022

Affiant Signature

1/12/2022 ER
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of January 2022

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

