THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211239013** Karen Johnson Davidson County Batch# 799630 DEEDWARR 02/03/2022 10:56:07 AM 2 pgs Fees: $13.00 Taxes: $1,572.50 20220203-0012850	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Elizabeth Fernandez-Wils Affiant Subscribed and sworn to before me, this 2nd day of February, 2022. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Elizabeth Fernandez-Wilson and Walter H. Wilson, Jr. 150 Brighton Close Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 052 01 0 114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mosaic Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Fernandez-Wilson and Walter H. Wilson, Jr., wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the East 20 feet of Lot No. 3 and the West 40 feet of Lot No. 4 of Block A on the Map of Crittenden Estates Subdivision, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description thereof.

Said parts of said lot front 60 feet on the North side of Neely's Bend Road and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Mosaic Partners, LLC, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20211007-0134971, in the Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on October 07, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Patricia Busby, successor trustee of the Thomas C. and Marjorie J. Busby Living Trust dated October 9, 1998, of record in Instrument No. 20211001-0132534, in the Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on October 01, 2021.

Being the same property conveyed to Thomas C. Busby and Marjorie J. Busby, Trustees, and their successors in trust, of the Thomas C. and Marjorie J. Busby Living Trust, by Quit Claim Deed from Thomas C. Busby and wife, Marjorie J. Busby, of record in Book 11331, Page 874, in the Register's Office for Davidson County, Tennessee, dated February 05, 1999 and recorded on February 08, 1999. The said Marjorie Jewel Murrell Busby having died last July 16, 2007 and the said Thomas C. Busby having died last July 27, 2018.

Being the same property conveyed to Thomas Cole Busby and wife, Marjorie J. Busby, by Warranty Deed from Jospeh W. Phillips and wife, Thelma Phillips, of record in Book 3578, Page 237, in the Register's Office for Davidson County, Tennessee, dated July 18, 1963 and recorded on July 22, 1963.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may

be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crittenden Estates Subdivision, as recorded in Plat Book 974, Page 69.

Covenants, Conditions and Restrictions as set forth in Restrictions Protective Covenants recorded in Book 1129, Page 521.

This is improved property located at: 249 Neelys Bend Road, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of February, 2022.

MOSAIC PARTNERS, LLC

Manager

Matthew Denmark, Manager of MP Management Partnership,
the Manager of Mosaic Partners, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Denmark, with whom I am personally acquainted, and who acknowledged that he is the Manager of MP Management Partnership, the Manager of Mosaic Partners, LLC, and as such Manager executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at office, this 2nd day of February, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024