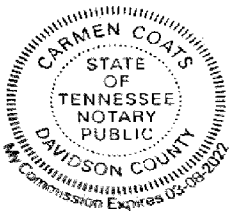
Karen Johnson Davidson County
Batch# 808924 DEEDWARR
02/22/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20220222-0019779

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15599-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $327,500.00.

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy A. Moss 8403 Run of the Knolls San Diego, CA 92127	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	087-05-0A-029-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Brent Thomas Reif and Katharine Rose Boss, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy A. Moss, a married man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 29, Final Plat, Farmingham Woods, Phase I, according to survey and plat of same appearing of record in Book 7900, page 228, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby for a more complete and accurate description of said lot.

Being the same property conveyed to Brent Thomas Reif and Katharine Rose Boss, husband and wife by Quitclaim Deed from Brent Thomas Reif, dated March 3, 2021, recorded March 10, 2021, of record in Instrument No. 20210310-0031752, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Brent Thomas Reif, an unmarried man by Warranty Deed from Opendoor Property C LLC, a Delaware limited liability company, dated May 24, 2019, recorded May 28, 2019, of record in Instrument No. 20190528-0050211, said Register's Office.

This is improved property located at: **5918 Colchester Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of February, 2022.

GRANTOR:

Brent Thomas Reif

Katharine Rose Reif

Katharine Rose Reif f/k/a Katharine Rose Boss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brent Thomas Reif and Katharine Rose Reif, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of February, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/10/2022 ____ (date of document).

Affiant Signature

02/10/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10 day of February, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025