This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16103-SL

Karen Johnson Davidson County
Batch# 828052 DEEDWARR
03/24/2022 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20220324-0034004

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $840,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2022.

Notary Public
My Commission Expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Musa Musayev and Rebecca Mayrose Gravalec Musayev 6307 Percy Drive Nashville, TN 37205	NewOwner	129 12 0 019.00

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, I/we, **CNC Properties, LLC, a Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Musa Musayev and Rebecca Mayrose Gravalec Musayev, husband and wife**, hereinafter called the Grantee(s), his/her/their 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 Lot No. 213 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, Pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 213 fronts 95 feet on the Easterly side of Percy Drive and runs back 217.8 feet on the Northerly line and 170.65 feet on the Southerly line to a dead line measuring 138 feet thereon.

Being the same property conveyed to CNC Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Estate of Edgar A. Gossard, of record in Instrument No. 20210518-0066902, in the Register's Office of Davidson County, Tennessee, dated May 17, 2021, and recorded on May 18, 2021. Affidavit of record in Instrument No. 20210524-0069928, in the Register's Office of Davidson County, Tennessee, dated May 21, 2021, and recorded on May 24, 2021.

Being the same property conveyed to Edgar A. Gossard and wife, Sarah D. Gossard, by Warranty Deed from Bruce Batson and wife, Cathrin P. Batson, of record in Book 4186, Page 459, in the Register's Office of Davidson County, Tennessee, dated October 31, 1967, and recorded on November 3, 1967. Sarah D. Gossard died on February 11, 2017, her interest having passed to Edgar A. Gossard as the surviving tenant by the entirety and Edgar A. Gossard died on October 10, 2019. Last Will and Testament of Edgar A. Gossard filed in the

Seventh Circuit for Davidson County, Tennessee, Probate Division, under Docket No. 19P2209. Last Will and Testament of Edgar A. Gossard specifically empowers, Leigh Gossard Voyles as the Executive of the Estate of Edgar A. Gossard to convey real property.

This is ☒ improved or ☐ unimproved property located at: **6307 Percy Drive, Nashville, TN 37205.**

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 11th day of March, 2022.

GRANTOR:

CNC Properties, LLC, a Limited Liability Company

By: _____
Isaac Thompson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Griffin Dunham of the state and county mentioned, personally appeared Isaac Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of CNC Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Isaac Thompson as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Franklin, TN, this 11th day of March, 2022.

_____
Notary Signature

Printed Name: Griffin Dunham

My commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

202203240034004

Tennessee Certification of Electronic Document

I, Kim Abate, 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 3/11/22 (date of document).

Kim Abate
Affiant Signature

3/15/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of March, 2022.

Jill L. Swicegood
Notary's Signature

NOTARY'S SEAL

JILL L. SWICEGOOD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 2/9/22