Karen Johnson Davidson County
Batch# 843663 DEEDWARR
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Fees: $17.00 Taxes: $0.00
20220421-0046453

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
511 Union Street, Suite 1000
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Moss Rose Tennessee Community Property Trust 68 Nance Lane Nashville, TN 37210	Same	106-05-0A-021.00

KNOW ALL MEN BY THESE PRESENTS that we, **STEPHEN M. PUSEY** and **GAIL V. PUSEY**, **husband and wife**, hereinafter "Grantors", hereby transfer and convey unto the **TRUSTEES OF THE MOSS ROSE TENNESSEE COMMUNITY PROPERTY TRUST u/t/a dated April 15th, 2022**, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 21 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Stephen M. Pusey and Gail V. Pusey, husband and wife, from Parkside Builders, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20160817-0085627, Register's Office for Davidson County, Tennessee.

This improved property is known as 78A Nance Lane, Nashville, Davidson County, TN 37210.

This Conveyance is subject to the following: (1) All matters appearing on the plan of record in Instrument No. 20151125-0119517 and Exhibit A-I of Instrument No. 20151204-0122320, corrected in Instrument No. 20160201-0009720; (2) Restrictions of record in Instrument No. 20151204-0122320, corrected in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720; (3) Articles of Incorporation/ Charter of record in Instrument No. 20160308-0022219; (4) Easement for sanitary sewers and/ or storm drainage, water mains, etc. of record in Instrument No. 20151013-0104081; (5) Restrictions for stormwater facilities and systems of record in Instrument No. 20151209-0124005; (6) Restrictions for stormwater facilities and systems of record in Instrument No. 20150922-0096385; (7) Development agreement and grant of easements of record in Instrument No. 20160613-0059353; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 15 day of April, 2022.

GRANTORS:

Stephen M. Pusey
STEPHEN M. PUSEY

Gail V. Pusey
GAIL V. PUSEY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared STEPHEN M. PUSEY and GAIL V. PUSEY, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of April, 2022.

J.M.2
Notary Public

JONATHAN R. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/9/2023

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.