Karen Johnson Davidson County
Batch# 854401 DEEDWARR
05/12/2022 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20220512-0054952

Prepared By & Return To:
Tennessee Title Services LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C-22-2142

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of April, 2022

Notary Public

Commission Expires: 11/19/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ewing Drive LLC 915 Coffee Street Nashville, TN 37208	David Dimuzio 6688 Nolensville Pike Ste 108-57 Brentwood, TN 37027	081-07-1R-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Christian P. Moss and Eric Moss, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ewing Drive LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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 Unit B, together with common areas, as established by Declaration of covenants, conditions and Restrictions for Eighteenthirtythree Tenth Avenue North, A Horizontal Property Regime with Private Elements of record as Instrument No. 20201021-0122521 and being shown on Plat attached thereto as Exhibit "B", the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Marlene B. Sisney, Individually and d/b/a as Twentiety Century Beauty Salon by Warranty Deed from Henry Hill, Jr. and wife, Mary E. Hill of record in Book 6661, Page 564, Register's Office for Davidson County, Tennessee, dated September 18, 1985 and recorded on September 20, 1985. (Value or consideration shown in aforementioned deed $29,500.00.)

Being a portion of the same property conveyed to ICG Investments, LLC, a Tennessee limited liability company by Warranty Deed from Marlene B. Sisney, single of record in Instrument No. 20201020-0122212 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 20, 2020.

Being the same property conveyed to Eric Moss, married by Warranty Deed from ICG Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20201102-0128015 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 02, 2020.

Being the same property conveyed to Christian Moss by Quitclaim deed from Eric Moss, married of record in Instrument No. 20210623-0084908 Register's Office for Davidson

County, Tennessee, dated June 15, 2021 and recorded on June 23, 2021.

Being also known as 915 Coffee Street B Nashville, Tennessee 37208.
(Address for Informational Purposes Only).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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

Dated this the 27th day of April, 2022.

Christian P. Moss

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of April, 2022, before me personally appeared Christian P. Moss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of April, 2022.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 10.12.2024

Dated this the 27th day of April, 2022.

Eric Moss

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of April, 2022, before me personally appeared Eric Moss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of April, 2022.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 10.12.2024

Certificate of Authenticity

I, Joshua A. Terry, 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 4/27/2022.

Affiant Signature

5/2/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/2/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON