Karen Johnson Davidson County
Batch# 857055 DEEDWARR
05/17/2022 11:21:59 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20220517-0056675

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2022.

Notary Public

My commission expires:_____
(AFFIX SEAL)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
~~10 Burton Hills Blvd., Suite 130~~
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caryl Moses	**New Owner**	061-05-0A-076.00 CO
27 Gaffney Rd		
South Dartmouth, MA 02748		

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

SAMANTHA THERESA BRUESS, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CARYL MOSES, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 62, on the Plan of Phase IV on the Plan of Poplar Glen of record in Plat Book 7900, Page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to SAMANTHA THERESA BRUESS, by deed from TRACI M. SHELTON-FLETCHER, UNMARRIED, of record in Intrument No. 20131227-0130407, dated December 20, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 635 Poplar Place, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

Witness my/our hand(s) this 11th day of May, 2022.

SAMANTHA THERESA BRUESS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SAMANTHA THERESA BRUESS, UNMARRIED,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY