WARRANTY DEED

Karen Johnson Davidson County
Batch# 864353 DEEDWARR
05/27/2022 12:02:53 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220527-0061892

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: APRIL 23, 2025
(AFFIX SEAL)

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-23-2025
DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-050836

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Colton Mosley and Gabriela Mosley	NEW OWNER	
(NAME)	(NAME)	
514 Longview Drive		112-00-0-034
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($410,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LANCE PETTYJOHN, A SINGLE MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GABRIELA ELISE MOSLEY AND COLTON ANDREW MOSLEY, WIFE AND HUSBAND, 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:

Certain real property situate in the 9th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

The South side of Longview Drive, beginning at a steel pin in the center of Longview Drive, the same being the southeast corner the Hattie McCord Tract; thence with the center of the road East 36 degrees South 81 feet to a steel pin; thence with the center of the road South 2 1/2 degrees East 93 feet to a steel pin; thence South 47 degrees West 440 feet to a steel pin; thence West 36 degrees North 81 feet to a steel pin; thence North 40 degrees East 500 feet with the McCord line to the point of beginning and containing 1.28 acres, more or less.

Being the same property conveyed to Joseph W. Bobinger, a single man by Warranty Deed from William Randy Stevens and wife, Donna Stevens, dated 03/18/2016 and recorded 03/22/2016, of record in Instrument 20160322-0027271, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lance Pettyjohn by Warranty Deed from Joseph W. Bobinger, dated 09/17/2021 and recorded 09/22/2021, of record in Instrument 20210922-0127746, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 514 Longview Drive, Pegram, TN 37143
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 the 25th day of May, 2022

Lance Pettyjohn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lance Pettyjohn, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2022.

Notary Public

My Commission Expires: 1/31/26

(SEAL)

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY