Karen Johnson Davidson County
Batch# 868163 DEEDWARR
06/07/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220607-0064924

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

JM-BHHS-22-1609

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen G. Mos and Erin L. Mos	**NEW OWNER**	
(NAME)	(NAME)	**126-14-0A-091.00-CO**
1609 Alayna Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARATH MERCEDES VEGA GUTIERREZ AND EDMONDO OSVALDO MAZZULLI, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN G. MOS AND ERIN L. MOS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 91 on the Final Plat of Travis Trace Subdivision, Phase 4 of record in Plat at Instrument No. 20190710-0067020, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarath Mercedes Vega Gutierrez and Edmondo Osvaldo Mazzulli, wife and husband by Warranty deed from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company of record in Instrument No. 20200831-0098533 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on August 31, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20190710-0067020 , Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Travis Trace with By-Laws appended thereto, of record in Instrument Number 20140709-0058975, as amended and supplemented in Instrument No. 20180601-0052239 and Instrument No. 20180604-0052828, Register's Office for Davidson County, Tennessee.
- Assignment of Developer Rights of record in Instrument Number 20170217-0016413, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Instrument Number 20141217-0115370, in the Register's Office for Davidson County, Tennessee.
- Detention Pond Easement Agreement of record in Instrument Number 20130614-0061084, Instrument No. 20130617-0061817, and Instrument No. 20170217-0016414, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070423-0047772, in the Register's Office for Davidson County, Tennessee.
- Restrictions for Stormwater Facilities and Systems of record in Instrument Number 20140108-0002017, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument No. 20071109-0132431, corrected in Instrument No. 20071210-0142184, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Drainage Easement of record in Instrument Number 20070801-0091062, Instrument No. 20070801-0091141, Instrument No. 20130614-0061081, in the Register's Office for Davidson County, Tennessee.
- Public Utility Easement of record in Instrument Number 20071115-0133969, in the Register's Office for Davidson County, Tennessee.
- Temporary Construction Easements of record in Instrument Number 20070523-0061457, Instrument No.

20070523-0061458, Instrument No. 20070523-0061459, Instrument No. 20070523-0061460, Instrument No. 20070523-0061461, Instrument No. 20130614-0061078, Instrument No. 20130614-0061082, Instrument No. 20130614-0061085, Instrument No. 20130614-0061087, in the Register's Office for Davidson County, Tennessee.

- Agreement and Dedication of Public Utility and Drainage Easements of record in Instrument Number 20130614-0061074, Instrument No. 20130614-0061075, Instrument No. 20130614-0061076, Instrument No. 20130614-0061077 and Instrument No. 20150811-0080294, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utility and Drainage Easement and/or Public Street Right of Way and Temporary Construction Easement Agreement of record in Instrument Number 20130614-0061073, in the Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement Agreement for Sanitary Sewer and Appurtenances of record in Instrument Number 20130614-0061083 and Instrument No. 20130614-0061086, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 161, Page 18 and Instrument No. 20010226-0017622, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1609 Alayna Drive, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st DAY OF MAY, 2022.

Sarath Mercedes Vega Gutierrez

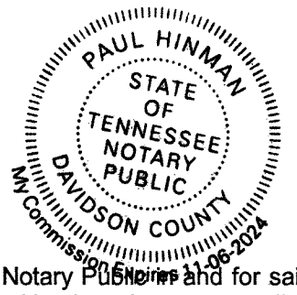
Edmondo Osvaldo Mazzulli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARATH MERCEDES VEGA GUTIERREZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

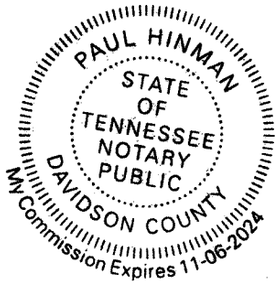


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDMONDO OSVALDO MAZZULLI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jennifer Russell, 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 5-31-22.

Date

Jennifer Russell

Affiant Signature

5-31-22

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 31st day of May, 2022.

Notary's Signature

My Commission Expires: 10 21 2024

Notary's Seal (if on paper)

