WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 869889 DEEDWARR
06/13/2022 10:32:08 AM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20220613-0066831

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,900.00

Alexa Mosser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 26, 2022
(AFFIX SEAL)

CHRISTINA HIGGINS NOTARY PUBLIC SUMNER COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexa Mosser and David Scott Mosser	NEW OWNER	
(NAME)	(NAME)	
1031 2nd Avenue South, Unit A		093-15-0B-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SUSAN PRITCHARD, THE EXECUTOR OF THE DAVID PRITCHARD ESTATE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXA MOSSER, UNMARRIED, AND DAVID SCOTT MOSSER, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** AS TENANTS IN COMMON, 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 A, as shown in the Declaration and Master Deed Establishing a Planned Unit Development for Chestnut Hill Properties II of record in Instrument Number 20080430-0043957, 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 a portion of the same property conveyed to David Pritchard by Warranty Deed from Metropolitan Development and Housing Agency of record in Instrument No. 20060816-0100683 Register's Office for Davidson County, Tennessee, dated August 14, 2006. David Pritchard died on or about September 19, 2018, with his Last Will and Testament of record in Case No. 18P1830, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, and in Instrument No. 20190801-0076089, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1031 2nd Avenue South, Unit A, Nashville, TN 37210
(House Number) (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

Witness my hand this 8 day of June, 2022

THE ESTATE OF DAVID PRITCHARD

BY: Susan Pritchard

SUSAN PRITCHARD, EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Susan Pritchard with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the executor of the Estate of David Pritchard and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 8th day of JUNE, 2022.

Commission expires: 8/18/22

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Eileen Cizewski, Notary Public
Columbia County
My commission expires August 18, 2022
Commission number 1226924
Member, Pennsylvania Association of Notaries