Karen Johnson Davidson County
Batch# 871648 DEEDWARR
06/15/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20220615-0068154

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Taylor C. Chadwick
525 Vinson
Nashville, TN 37217

SEND TAX BILL TO:

New Owner

MAP/PARCEL 134-01-0-017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip Evan Moss and wife, Teresa Marie Moss, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Taylor C. Chadwick, a single person, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section I, Curreywood Acres of record in Plat Book 2133, Page (s) 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Vinson Drive, at the corner of Lots 35 and 36; thence with the line between said lots, Northerly 155.2 feet to a corner of Lot No. 37; thence with the line between Lots 36 and 37, Easterly 147.0 feet to the West margin of McGavock Pike; thence with the margin of the same, Southerly 174.8 feet to the beginning of a curve; thence around said curve, Southwesterly 44 feet to the North margin of Vinson Drive; thence with the margin of the same, Westerly 166.8 feet to the point of beginning.

Being the same property conveyed to Phillip Evan Moss and wife, Teresa Marie Moss by Warranty deed from Michael K. Powell, unmarried of record in Instrument No. 20171027-0110503 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 27, 2017.

This is improved property known as: **525 Vinson, Nashville, Tennessee 37217.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 3rd day of June, 2022.

WITNESS MY HAND on this the 3rd day of June, 2022.

Phillip Evan Moss

Teresa Marie Moss

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Phillip Evan Moss and Teresa Marie Moss,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 3rd day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $409,000.00.

AFFIANT

Subscribed and sworn to before me this the 3rd day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 220248

Certificate of Authenticity

I, Tonya Loftin, 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 **June 3, 2022**.

Date

Tonya Loftin
Affiant Signature

June 8, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8th day of June, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)