Karen Johnson Davidson County
Batch# 871672 DEEDWARR
06/15/2022 09:46:30 AM 6 pgs
Fees: $33.00 Taxes: $2,590.00
20220615-0068195

Name and Address of New Owner:
Jason R. Moss and Amanda Moss
2301 Selma Avenue
Nashville, TN 37214

Send Tax Bills To:
2301 Selma Avenue
Nashville, TN 37214

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 084-15-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patrick A. Corcorran and Christina L. Corcorran, Trustees of Patrick A. Corcorran and Christina L. Corcorran, Trustees of the Corcorran Family Trust U/T/A dated April 14, 2008**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jason R. Moss and Amanda Moss, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Section II, Castlewood Estates, of record in Plat Book 2331, Page 91, 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 on the Southerly margin of Selma Avenue, at the corner of Lots Nos. 80 and 81; thence with the line between said two lots, Southwardly 209.3 feet to the Northerly line of Lot No. 79; thence with said line, Westwardly 150 feet to the Easterly margin of Denneywood Drive; thence with said Drive, Northwardly 198.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, Northeastwardly 30.6 feet to the Southerly margin of Selma Avenue; thence with said Avenue, Eastwardly 88.8 feet to the beginning.

Being the same property conveyed to Patrick A. Corcorran and Christina L. Corcorran, husband and wife, by Warranty Deed from Dorothy S. Huddleston, unmarried, of record in Instrument No. 20170621-0062387 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 21, 2017. (Value of consideration shown in aforementioned deed $325,000.00.).

Being the same property conveyed to Patrick A. Corcorran and Christina L. Corcorran, Trustees of the Corcorran Family Trust U/T/A dated April 14, 2008, by Quitclaim Deed from Patrick A. Corcorran and Christina L. Corcorran, husband and wife, of record in Instrument No. 20170906-0091755 Register's Office for Davidson County, Tennessee, dated September 01, 2017 and recorded on September 06, 2017. (Value of consideration shown in aforementioned deed $0.00.).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF

THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of June, 2022.

Patrick A. Corcorran and Christina L. Corcorran, Trustees of the Corcorran Family Trust U/T/A dated April 14, 2008

By: _____
Patrick A. Corcorran, Trustee

By: _____
Christina L. Corcorran, Trustee

State of Tennessee
County of Davidson

Before me, _____ of the state and county mentioned, personally appeared Patrick A. Corcorran, Trustee and Christina L. Corcorran, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of Patrick A. Corcorran and Christina L. Corcorran, Trustees of the Corcorran Family Trust U/T/A dated April 14, 2008, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 7th day of June, 2022.

See attached certificate
Notary's Signature
My commission expires: _____

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of CONTRA COSTA }

On 6/16/2022 (Date) before me, O. L. GOODWIN, NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared PATRICK A. CORCORRAN
(Name(s) of Signer(s))
CHRISTINA L. CORCORRAN,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

O. L. GOODWIN
COMMISSION #2351423
NOTARY PUBLIC - CALIFORNIA
SOLANO COUNTY
MY COMMISSION EXPIRES
MARCH 14, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature O. L. Goodwin
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Notary Deed

Document Date: 6/16/2022 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of June, 2022.

See attached certificate
Notary Public
My commission expires: 3-14-2025
File No. ST-22-455

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of CONTRA COSTA

Subscribed and sworn to (or affirmed) before me on this 6 *Date* day of June *Month*, 20 22 *Year* by

(1) PATRICK A. CORCORRAN

(and (2) CHRISTINA L. CORCORRAN

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

O. L. GOODWIN
COMMISSION #2351423
NOTARY PUBLIC - CALIFORNIA
SOLANO COUNTY
MY COMMISSION EXPIRES
MARCH 14, 2025

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Value

Document Date: 6/6/2022 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

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Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 7, 22.

Hadley Roper
Affiant Signature

06/08/22
Date

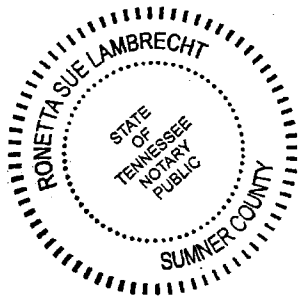
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 06/08/22.

Notary's Signature

My Commission Expires: **10/23/2023**



Notary's Seal