Karen Johnson Davidson County
Batch# 874817 DEEDWARR
06/21/2022 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220621-0070331

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

JM-VR-22-3816

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)
Jason Martin Gresalfi and Melissa Sommerfeld Gresalfi	**NEW OWNER**	
(NAME) **3816 Baxter Ave**	(NAME) Jason and Melissa Gresalfi,	**061-15-0-304.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) 230 Appleton Place PMB, Nashville, TN 37203	
(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, **ROSS MOFFITT AND LAINE MOFFITT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON MARTIN GRESALFI AND MELISSA SOMMERFELD GRESALFI, 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 the northerly one-half of Lot No. 33 on the Map of the Subdivision of Maplewood Home Tract of record in Plat Book 421, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 33 fronts 50 feet on the easterly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Ross Moffitt and Laine Moffitt by Warranty deed from Kenneth G. Sliger, married of record in Instrument No. 20190422-0036781 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 22, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee.
- Permanent Easement and Right of Way for Street Purposes and Right of Entry for Temporary Construction purposes of record in Book 7508, Page 308, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water main of record in Book 7453, Page 517, in the Register's Office for Davidson County, Tennessee.
- Subject to drive agreement in Book 5487, Page 550, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3816 Baxter Ave, Nashville, Tennessee 37216**.

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 10th DAY OF JUNE, 2022.

Ross Moffitt

Laine Moffitt
by Ross Moffitt as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSS MOFFITT, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

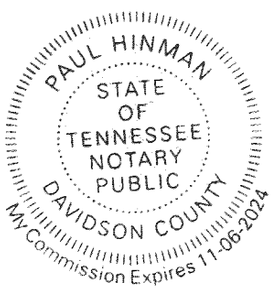


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSS MOFFITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAINE MOFFITT, and who acknowledged he/she/they executed the same as the free act and deed of the said LAINE MOFFITT.

Witness my hand and official seal, this the 10th of June, 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, Lindsay Philpot, 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 10th 2022.

Date

Affiant Signature

June 10th 2022
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 10th day of June, 2022

Notary's Signature

My Commission Expires: 05-21-2025
Date

Notary's Seal (if on paper)