Karen Johnson Davidson County
Batch# 876147 DEEDWARR
06/23/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220623-0071639

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/8/2024
(AFFIX SEAL)

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

File #22-DM-5512

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott E. Sparks and Lynne W. Sparks	SWBC Mortgage	
(NAME)	(NAME)	
3214 Summer Stream Lane	9311 San Pedro Ave Suite 100	181 10 0E 067.00
(ADDRESS)	(ADDRESS)	
Kennesaw, GA 30152	San Antonio, TN 78216	
(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, **BRIAN KEITH MOSEY, AND KATHY LEE KANE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT E. SPARKS AND LYNNE W. SPARKS, 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. 67 on the Plat of Phase One, Section Four, High Point, of record at Instrument No. 20130103-0000636, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Benjamin McCullough and Sheree McCullough, husband and wife, by Warranty Deed from John L. Leforge and Troylyn J. Leforge, husband and wife, of record in Instrument No. 20180912-0090529, in the Register's Office of Davidson County, Tennessee, dated August 31, 2018 and recorded on September 12, 2018.

Being the same property conveyed to Brian Keith Mosey and Kathy Lee Kane, husband and wife, by Warranty Deed from Benjamin McCullough and wife, Sheree McCullough, of record in Instrument No. 20210527-0072069, in the Register's Office of Davidson County, Tennessee, dated May 25, 2021 and recorded on May 27, 2021.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section Four, High Point, as recorded in Instrument No. 20130103-0000636.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110603-0042709, as Supplemented Declaration recorded in Instrument Nos. 20120119-0005431; 20120912-0082818; 20130820-0087853; 20140808-0071500 and 20150622-0059582 and as amended in Instrument No. 20170811-0082700.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5512 Prada Drive, Brentwood, TN 37027**.

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 16th day of June, 2022.

Brian Keith Mosey

Brian Keith Mosey

Kathy Lee Kane By Brian Keith Mosey AS-ATTORNEY-IN-FACT

Kathy Lee Kane by Brian Keith Mosey as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2022, before me personally appeared Brian Keith Mosey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of June, 2022.

Notary Signature
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Brian Keith Mosey, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Kathy Lee Kane and acknowledged that he executed the same as the free act and deed of the said Kathy Lee Kane.

Witness my hand, at office, this 16th day of June, 2022.

Notary Signature
My commission expires:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Ruta S. Panomitros, 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 correct copy of the original document executed and authenticated according to law on this 16th day of June, 2022.

Signature

6/16/2022
Date

State of Tennessee
County of Davidson

Personally appeared before me, Emily Reed, a notary public for this county and state, Ruta S. Panomitros, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed. Sworn and subscribed before me this 16th day of June, 2022.

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

Emily D. Reed
Notary Signature

My COMMISSION EXPIRES: 1/8/2024
NOTARY SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subsection (2).

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