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

BOX 10-A

NEW OWNER:
NICKALAS DILLON BAILEY
524 SCOTTS CREEK TRAIL
HERMITAGE, TN 37076

SEND TAX BILLS TO:

New owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 22-0831

Map & Parcel No.: 075120A18400

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 876242 **DEEDWARR**
06/23/2022 11:38:34 AM 2 pgs
Fees: $13.00 Taxes: $1,343.10
20220623-0071746

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Three Thousand and 00/100 Dollars ($363,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHELLE L. MOSLEY, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **NICKALAS DILLON BAILEY,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 20 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, a Planned Unit Development, of record in Instrument No. 20040407-0039587, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to MICHELLE L. MOSLEY, unmarried, by Warranty Deed from Lesa J. Daugherty, unmarried, dated January 13, 2011, and of record in Instrument No. 20110121-0005948, Register's Office for DAVIDSON County, Tennessee.
>
> THIS IS IMPROVED PROPERTY more commonly known as **524 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20040407-0039587, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 21st day of June, 2022.

MICHELLE L. MOSLEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHELLE L. MOSLEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of June, 2022.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$363,000.00.**

AFFIANT

Sworn to and subscribed to before me this 21st day of June, 2022.

NOTARY PUBLIC

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
My commission expires: November 26, 2022