Name and Address of New Owner:
Jeremy Humphrey
3106 Fyffe Lane
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 882682 DEEDWARR
07/01/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220701-0076372

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 173-09-0A-763-00

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, **Joel Eugene Moss, II and/or Meredith Morris Moss, Trustees of the Joel & Meredith Moss Living Trust, established by the Revocable Trust Agreement of Joel Eugene Moss, II and Meredith Morris Moss dated October 21, 2021**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeremy Humphrey, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 646 on the Plan of Resubdivision of Lots 638 through 649 Phase Eight Lenox Village of record in Plat at instrument No. 20080508-0047734, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel Eugene Moss, II and/or Meredith Morris Moss, Trustees of the Joel & Meredith Moss Living Trust, established by the Revocable Trust Agreement of Joel Eugene Moss, II and Meredith Morris Moss dated October 21, 2021 by Quitclaim Deed from Joel Eugene Moss, II dated October 21st 2021 and recorded October 29th 2021 of record in Instrument No. 20211029-014561, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Joel Eugene Moss, II, a married man by Warranty Deed from Ashley Hairston, married dated February 16th 2017 and recorded February 17th 2017 of record in Instrument No. 20170217-0016375, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3106 Fyffe Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 27th day of June, 2022.

The Joel & Meredith Moss Living Trust, established by the Revocable Trust Agreement of Joel Eugene Moss, II and Meredith Morris Moss dated October 21, 2021

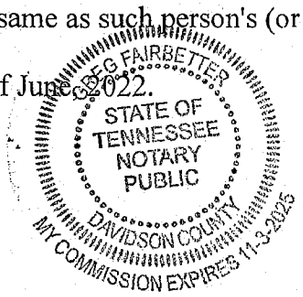
By: Meredith Morris Moss, Trustee (SEAL)
Meredith Morris Moss, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2022, before me personally appeared Meredith Morris Moss, Trustee of The Joel & Meredith Moss Living Trust, established by the Revocable Trust Agreement of Joel Eugene Moss, II and Meredith Morris Moss dated October 21, 2021, 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 27th day of June, 2022.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of June, 2022.

Notary Signature
My commission expires: 4/26/26



Please Return to:
Main Street Title, Inc.
971 Benders Ferry Rd.
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 6/27/22 (date of document).

Affiant Signature

6/27/22

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 6/27/22

Notary's Signature

MY COMMISSION EXPIRES: 9/6/22

NOTARY'S SEAL

