Karen Johnson Davidson County
Batch# 889961 DEEDWARR
07/18/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220718-0081713

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-061188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lee Pfund	Lee Pfund	
(NAME) 1002 North 7th St.	(NAME) 1002 North 7t St.	053-12-0-043
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 129 SHIAWAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE PFUND, UNMARRIED MAN., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly or Southeasterly part of Lot No. 19 of Block "B" on the Map of Subdivision No. 3 of Life and Casualty Insurance Company property at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of said lot fronts 59.6 feet on the Northwesterly side of Park Circle and runs back between lines 96.2 feet on the Southwesterly margin of Beck Avenue to a dead line in the rear on which it measures 58.4 feet, more or less.

Being the same property conveyed to Seth Mosley, a married man by Warranty Deed from Thomas Cole Guthrie, a Tennessee resident, dated 07/25/2014 and recorded 07/28/2014, of record in Instrument 20140728-0067007, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 856 Heritage Trail, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Seth Mosley, a married man, dated 12/31/2015 and recorded 01/28/2016, of record in Instrument 20160128-0008070, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 856 Heritage Trail, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Seth Mosley, a married man, dated 12/31/2015 and recorded 01/28/2016, of record in Instrument 20160128-0008070, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 129 Shiaway, LLC, a Tennessee limited liability company by Quitclaim Deed from 856 Heritage Trail, LLC, a Tennessee Limited Liability Company, dated 07/08/2022 and recorded 07/11/2022, of record in Instrument No. 20220711-0079121, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 159 Park Circle, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 14th day of July, 2022

129 Shiaway, LLC, a Tennessee limited liability company

BY:_____
Seth Mosley

STATE OF TENNESSEE
COUNTY OF DAIVDSON

On this the 14th day of July, 2022, before me personally appeared Seth Mosley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of 129 Shiaway, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of July, 2022.

_____
Notary Public
My Commission Expires: 9-27-23
(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, **Diane March,** 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 this the 14th day of July, 2022.

Affiant Signature
Date 07/14/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

