Karen Johnson Davidson County
Batch# 908984 DEEDWARR
08/26/2022 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20220826-0096697

WARRANTY DEED

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

DM-RR-22-3709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/22/2026
(AFFIX SEAL)

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)
Bertram K. Thomas and Diana Thomas	New owner	
(NAME)	(NAME)	
3709 Moss Rose Drive		**073 10 0 053.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **ROBERT S. HELTON AND KIMBERLY A. HELTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BERTRAM K. THOMAS AND DIANA THOMAS, 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. 17 on the Plan of Moss Rose Estates of record in Plat Book 4860, Page 112, 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 Robert S. Helton and Kimberly A. Helton, Husband and Wife, by Warranty Deed from Brianna Rachele Jones and Spouse, Daniel Joseph Jones, of record in Instrument No. 20190603-0052758, in the Register's Office of Davidson County, Tennessee, dated May 31, 2019, and recorded on June 03, 2019.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Moss Rose Estates, as recorded in Plat Book 4860, Page(s) 112 .
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5039, Page 359 as amended in Book 5138, Page 645; Book 5311, Page 345 and Book 5910, Page 336.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3709 Moss Rose Drive, 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 19th DAY OF AUGUST, 2022.

Robert S. Helton

Robert S. Helton

Kimberly A. Helton

Kimberly A. Helton

STATE OF ~~TENNESSEE~~ TNS South Carolina
COUNTY OF ~~DAVIDSON~~ TNS Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT S. HELTON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2022.

Notary Public
My Commission Expires: 11-01-24
(SEAL)

TINA R. SMITH
Notary Public-State of South Carolina
My Commission Expires
November 01, 2027

STATE OF ~~TENNESSEE~~ TNS South Carolina
COUNTY OF ~~DAVIDSON~~ TNS Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY A. HELTON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2022.

Notary Public
My Commission Expires: 11-01-27
(SEAL)

TINA R. SMITH
Notary Public-State of South Carolina
My Commission Expires
November 01, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/19/22 (date of document).

Affiant Signature

8/26/22
Date

State of Tennessee

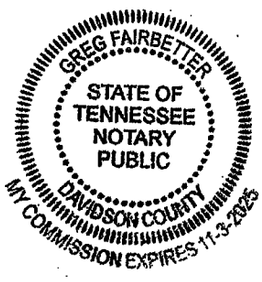
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212