WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

JM-RM-22-4703

Karen Johnson Davidson County
Batch# 913769 **DEEDWARR**
09/07/2022 03:23:01 PM 2 pgs
Fees: $13.00 Taxes: $2,338.40

20220907-0100427

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)
Ross Moffitt and Laine Moffitt	**Broker Solutions, Inc. dba New American Funding**	
(NAME)	(NAME)	**061-08-0-086.00**
3816 Baxter Ave	**14511 Myford Road, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Tustin, CA 92780**	
(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, **RUDY ALLEN LINDSEY, JR AND MITZI B. LINDSEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSS MOFFITT AND LAINE MOFFITT, 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. 23 on the Plan of Section Two, McGaughey Heights, of record in Book 1835, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 is described as follows : Beginning on the Westerly side of Lovewood Drive at the corner of Lots Nos. 22 and 23; thence with the line between said lots Westwardly 234.3 feet to the corner of lots Nos. 22 and 23 and the East line of Lot No. 21; thence with the line between said Lots Nos. 21 and 23 Southwardly 48.6 feet to the Southeast corner of Lot No. 21; thence South 65 degrees 47 minutes East 136.6 feet; thence South 76 degrees 04 minutes West 143.8 feet to the Westerly side of Lovewood Drive; thence with said Drive, Northwardly 130 feet to the beginning.

Being the same property conveyed to Rudy Allen Lindsey, Jr and Mitzi B. Lindsey, husband and wife by Warranty Deed from Lara Davis Dempsey, an unmarried woman of record in Instrument No. 20220314-0029692 Register's Office for Davidson County, Tennessee, dated February 10, 2022 and recorded on March 14, 2022.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 1835, Page 58, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4703 Lovewood 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 1st DAY OF SEPTEMBER, 2022.

Rudy Allen Lindsey, Jr

Mitzi B. Lindsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUDY ALLEN LINDSEY, JR, 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 1st of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITZI B. LINDSEY, 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 1st of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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