Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-4938

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of October, 2022

Notary Public

Commission Expires: _____

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maren Nicole Strom 623 Templewood Drive Nashville, TN 37214	New Owner	096-11-0-066.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

James Edward Moss, Jr., a married man, and Cynthia Gail Hudson, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maren Nicole Strom, an unmarried woman

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 Lot No. 622 on the Plan of Cloverhill, Section No. VIII of record in Plat Book 2331, Page 10 and 11, 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 Joyce A. Moss by Warranty deed from Randy S. Nale and wife, Nancy B. Nale of record in Book 5879, page 285, Register's Office for Davidson County, Tennessee, dated April 22, 1982 and recorded on April 30, 1982. Said Joyce A. Moss became deceased on June 25, 2022 leaving Last Will and Testament filed for Probate in Docket No. 22P-1467, Sixth Circuit Court of Davidson County, Tennessee.

SUJECT PROPERTY WAS NEVER THE PRIMARY RESIDENCE OF THE GRANTORS

Karen Johnson Davidson County
Batch# 938527 DEEDWARR
11/07/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221107-0119543

In accordance with the terms of the Will, James Edward Moss, Jr. and Cynthia Gail Hudson are named Co-Executors of the Estate of Joyce Ann Moss, deceased. Order to Probate Will as Muniment of Title recorded on August 29, 2022, recorded in Instrument No.20220829-0097279. And Last will and Testament recorded on August 29, 2022, recorded in Instrument No.20220829-0097280. Property vests to James Edward Moss, Jr., and Cynthia Gail Hudson heir at law of Joycce Ann Moss, deceased, pursuant to last will and testament of record in Inst No 20220829-0097280, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 623 Templewood Drive, Nashville, TN 37214

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 so 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.

Dated this the 28th day of October, 2022.

James Edward Moss, Jr.

Cynthia Gail Hudson

STATE OF TENNESSEE COUNTY OF WILSON

On this 28th day of October, 2022, before me personally appeared James Edward Moss, Jr. and Cynthia Gail Hudson, 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 28th day of October, 2022.

Notary Signature
My commission expires: 06/28/2025



WARRANTY DEED

Certificate of Authenticity

I, Beth Cooper, 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 **October 28, 2022**.

Affiant Signature

October 28, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

28th day of **October**, 20 **22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

