Karen Johnson Davidson County
Batch# 965939 DEEDWARR
01/31/2023 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230131-0007042

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-01-416
Parcel ID: 082 04 0 221.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Corey Michael Mouch and Mallory Margaret Arnold 879 Carter Street Nashville, TN 37206	Cross Country Mortgage 2160 Superior Avenue Cleveland OH 44114	Map/Parcel 082 04 0 221.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Winget, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Corey Michael Mouch, a single man, and Mallory Margaret Arnold, a single woman, as joint tenants with rights of survivorship** , ("Grantee") all of our/my right, title and interest in and to that certain real property known as 879 Carter Street, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 96, as shown on the map entitled Map of Thornby Place, of record in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Alex Lute, by Warranty Deed from Stephen F. Meade, married, of record in Instrument No. 20161205-0127419, in the Register's Office of Davidson County, Tennessee, dated November 23, 2016 and recorded on December 05, 2016.

Being the same property conveyed to Robert Winget, a single man, by Warranty Deed from Alex Lute, unmarried, of record in Instrument No. 20200715-0077649, in the Register's Office of Davidson County, Tennessee, dated July 14, 2020 and recorded on July 15, 2020.

This Conveyance is subject to the maters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions,covenants and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Plat Book 332, page 3, said Register's Office.

Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20180918-0092338 and Instrument No.20190306-0020355.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 26th day of January, 2023.

Robert Winget

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of January, 2023, before me personally appeared Robert Winget, 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 26th day of January, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 26 day of January, 2023

Notary Public
My commission expires: 11-2-2026

FELICIA KIELY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 30, 2023 (date of document).

Affiant Signature

January 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023