Karen Johnson Davidson County
Batch# 976501 DEEDWARR
03/02/2023 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20230302-0015184

ADDRESS OF NEW OWNERS IS:
ROBERT J. MOSSER, JR. AND
DOUGLAS R. WEBB
Robert T. Mosser Jr &
Douglas R. Webb

SEND TAX BILLS TO:
4007 Creekside Dr.
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

MAP AND PARCEL: 148-13-226.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 ($525,000.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, **INFUSION PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** has this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT J. MOSSER, JR. AND DOUGLAS R. WEBB, A MARRIED COUPLE,** their heirs and assigns, the following described lot or parcel of land situated in the Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot No. 99, Locustwood, Section Three, of record in Instrument No.: 20000417-0038191, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Infusion Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Wurya A. Shwani and wife, Mahbad Salih dated October 8, 2021 and of record in Instrument Number: 20211013-0137762 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 4007 CREEKSIDE DRIVE, NASHVILLE, TENNESSEE 37211.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

INFUSION PROPERTIES LLC COVENANTS with the said GRANTEES that it is lawfully seized and possessed of the above-described lot or parcel of land, that it has a good right to convey same, and that the same is unencumbered, EXCEPT for 2023 real estate taxes which are to be pro-rated and payment assumed by GRANTEEs, applicable zoning and building regulations and permits and all visible easements and Restrictions of record.

INFUSION PROPERTIES LLC FURTHER COVENANTS with the said GRANTEES and binds itself, its successors and assigns and legal representatives, to warrant and forever defend the title to sad lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hand this the 24th day of February, 2023.

INFUSION PROPERTIES LLC

BY: Chad Lautt, Member

CHAD A. LAUTT, AUTHORIZED MEMBER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said

County and State, the within named **CHAD A. LAUTT,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the AUTHORIZED MEMBER of INFUSION PROPERTIES LLC, the within named bargainor, and that he as such AUTHORIZED MEMBER being authorized to do so, executed the foregoing instrument for the purposes contained by signing the name of the Limited Liability Company by himself as such AUTHORIZED MEMBER.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 27th day of February. 2023.

Sandra E Ketchum
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SANDRA E KETCHUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

OATH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$525,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cassumn
AFFIANT

SUBSCRIBED and sworn to before me, this the 28th day of February, 2023.

Ashley Fort
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/2/26

ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/28/2023 (date of document).

Affiant Signature

2/28/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of FEBURARY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

