Karen Johnson Davidson County
Batch# 990496 DEEDWARR
04/11/2023 10 55 14 AM 2 pgs
Fees: $13 00 Taxes $1,609 50
20230411-0026320

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000 00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/10/2023 NOTARY PUBLIC MY COMMISSION EXPIRES 10/30/24

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3275

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Nathan Richter and Lacy Richter		147-06-0-186 00
4912 Darlington Drive		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Ann H. Moses aka Ann Wright Moses, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Richter and Lacy Richter, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 143 on the Plan of Caldwell Country Estates, Section 2, of record in Plat Book 2663, Page 128, 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 David B Moses and wife, Ann H. Moses by Warranty deed from Mary McGarigle Humphrey, widow of record in Book 7033, page 351, Register's Office for Davidson County, Tennessee, dated October 24, 1986 and recorded on November 06, 1986. Ann H. Moses being one and the same as Ann Wright Moses David B. Moses having since died April 4, 2013 leaving sole ownership to Ann Wright Moses as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 4912 Darlington Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on April 10, 2023

Ann H. Moses aka Ann Wright Moses by April Mangrum, Attorney-In-Fact
Ann H. Moses aka Ann Wright Moses by April Mangrum, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **April Mangrum,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Ann H. Moses aka Ann Wright Moses, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Ann H Moses aka Ann Wright Moses and is authorized by Ann H. Moses aka Ann Wright Moses to execute this instrument on her behalf

Witness my hand and official seal, this April 10, 2023

Cheryl D. Bolander
Notary Public

My Commission Expires. 9/20/2025

