Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 998438 DEEDWARR
05/02/2023 10.11 25 AM 2 pgs
Fees: $13 00 Taxes $2,016 50
20230502-0032327

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June, 17, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc , 3326 Aspen Grove Dr , Ste 400, Franklin, TN 37067

File No.. 23-CD-112

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Stephen Collins and Dana Elizabeth Collins	Stephen Collins and Dana Elizabeth Collins	10605A00900CO
(NAME) 4312 Union Sprıngs Ln	(NAME) 4312 Union Springs Ln	
(ADDRESS) Arrington, TN 37014	(ADDRESS) Arrington, TN 37014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty-Five Thousand And No/100 Dollars ($545,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEPHEN M. PUSEY AND GAIL V. PUSEY, TRUSTEES OF THE MOSS ROSE TENNESSEE COMMUNITY PROPERTY TRUST U/T/A DATED APRIL 15, 2022, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN COLLINS AND DANA ELIZABETH COLLINS, HUSBAND AND WIFE, 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

Being Unit 9 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit

Being the same property conveyed to Trustees of the Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022, by Warranty Deed, from Stephen M Pusey and Gail V Pusey, husband and wife, dated April 15, 2022, recorded April 21, 2022, of record in Instrument No. 20220421-0046454,

Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Stephen M Pusey and Gail V. Pusey, husband and wife, by Warranty Deed, from Parkside Builders, LLC, a Tennessee limited liability company, dated February 17, 2017, recorded February 23, 2017, of record in Instrument No. 20170223-0017992, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 210 Walden Village Lane, Nashville, TN 37210
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 1 day of May, 2023.

The Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022

BY: Stephen M. Pusey
Stephen M. Pusey
Trustee

BY. Gail V Pusey
Gail V. Pusey
Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public of said State and County aforesaid, personally appeared Stephen M. Pusey and Gail V. Pusey, Trustees of The Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of The Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022 the within named bargainor, a Trust and that they as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by themselves as Trustees.

Witness my hand, at office, this 1 day of May, 2023.

Susan Harville
Notary Public

My Commission Expires _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp June, 17, 2026
COUNTY OF WILLIAMSON