WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002557 DEEDWARR
05/12/2023 10 41 08 AM 2 pgs
Fees $13 00 Taxes $555 00

20230512-0035505

BS-C4K-23-1110

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Zebra Stone Artisans L.L.C.	**New Owner**	
(NAME)	(NAME)	**052-09-0-045.00**
725 Cool Springs Blvd		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BRADLEY WAYNE MOSS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZEBRA STONE ARTISANS L.L.C.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 21 on the Subdivision of certain lots in Montague Subdivision of record in Book 843, page 79, Register's Office for said County

Said Lot No 21 fronts 94 feet on the Westerly side of Cinderella Avenue and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Bradley W Moss and wife, Geraldine H. Moss by Warranty deed from C R McCoy and wife, Susan B. McCoy of record in Book 4491, page 622, Register's Office for Davidson County, Tennessee, dated April 01, 1971 and recorded on April 07, 1971

Being the same property conveyed to Bradley Wayne Moss by Quitclaim deed from Geraldine Moss of record in Book 5609, page 437, Register's Office for Davidson County, Tennessee, dated May 28, 1980 and recorded on June 05, 1980.

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1110 Cinderella Ave, Madison, Tennessee 37115**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF MAY, 2023

Bradley Wayne Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY WAYNE MOSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212