Karen Johnson Davidson County
Batch# 1002568 DEEDWARR
05/12/2023 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,431.90
20230512-0035524

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 (387,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MAY, 2023. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Christian P. Moss (NAME)	**NEW OWNER** (NAME)	**034 07 0A 023.00**
627 Glenn Circle **Nashville, TN 37115** (ADDRESS)	P.O. Box 22822 Nashville, TN 37202 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of May, 2023, the undersigned, **NEVILLE D. SHENDE AND DAWN E. SHENDE, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CHRISTIAN P. MOSS, UNMARRIED,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **627 GLENN CIRCLE, NASHVILLE, TN 37115** and more particularly described as follows:

BEING Unit No. 23 on the Plan of Harbor Village, Section 1, (revised) a Planned Unit Development, of record in Plat Book 6900, Page 37, as amended in Book 8250, Page 490, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Neville D. Shende and Dawn E. Shende, husband and wife, by Warranty Deed from Lucia L. Callahan Cherry and husband, Larry Cherry, of record in Instrument No. 20140708-0060099, in the Register's Office of Davidson County, Tennessee, dated July 07, 2014 and recorded on July 08, 2014.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of May, 2023.

GRANTOR: Neville D. Shende

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Neville D. Shende**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10th day of May, 2023.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Dawn E. Shende

Dawn E. Shende

GS
AEL
AEL
DS

STATE OF ~~TENNESSEE~~) KENTUCKY
COUNTY OF ~~DAVIDSON~~) BOONE

Personally, appeared before me, a Notary Public of the aforesaid authority, **Dawn E. Shende**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10th day of May, 2023.

Notary Public

06/15/2024
My Commission Expires

ANTHONY ROY LOUIS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP9071
My Commission Expires Jun 15, 2024

Certificate of Authenticity

I, Holly A. Mason, 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 May 10, 2023.

Affiant Signature

5/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of May, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026