WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003757 DEEDWARR
05/16/2023 11 42 30 AM 2 pgs
Fees $13 00 Taxes $2,812 00

20230516-0036559

JM-TN-23-110-4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 3/3/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON ANGELA Y. POSTON-WILLIAMSON

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)
LEONEL FRANCISCO MALDONADO GONZALEZ	First Horizon Bank	
(NAME)	(NAME)	
110 Oceola Ave #4	165 Madison Avenue	**103-02-3F-004 00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis, TN 38103	
(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, **ERIC S. MOSS, UNMARRIED AND CHRISTIAN P. MOSS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEONEL FRANCISCO MALDONADO GONZALEZ, AN UNMARRIED MAN,** 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 Unit No 4, Oceola Park Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Oceola Park Townhomes, of record in Instrument No 20190813-0080796, as amended in Instrument No 20200325-0032605, 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 Christian P Moss and Eric S Moss, wife and husband by Warranty deed from Oceola Park, LLC, a Florida Limited Liability Company of record in Instrument No 20210318-0035902 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021

The grantors have since divorced as evidenced in Docket No 21D1349 in the Third Circuit Court for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument No 20190813-0080796, Instrument No 20200325-0032605, Instrument No 20210318-0035901, and as amended 20211108-0148685, Register's Office for Davidson County, Tennessee
- Bylaws of record in Instrument Number 20190813-0080796 and as amended in Instrument No 20211108-0148692, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Sidewalk Easement of record in Instrument No 20180226-0017944, Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No 20190430-0040057, 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 **110 Oceola Ave #4, Nashville, Tennessee 37209**

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

Eric S Moss

Christian P Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC S 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)

PAUL HINMAN · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTIAN P 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