Karen Johnson Davidson County
Batch# 1003798 DEEDWARR
05/16/2023 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230516-0036616

Warranty Deed

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this the 15th day of May, 2023. Notary Public My commission expires: 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob Scott Radeski	**Movement Mortgage**	08302033900
2001 E Pacific Coast Highway # 31	**8024 Calvin Hall Rd**	
Hermosa Beach, CA 90254	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMIE DAY AND CHANEY MOSLEY, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB SCOTT RADESKI, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of Final Plat of Hobson Chapel Subdivision of record in Plat Book 7900, Page 776, 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 Patricia L. Jackson, unmarried by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation of record in Book 9702, page 269, Register's Office for Davidson County, Tennessee, dated June 15, 1995 and recorded on June 15, 1995.

Patricia Louise Jackson died intestate May 30, 2016. Affidavit of Heirship recorded in Instrument No. 20160722-0075740 in the Register's Office for Davidson County, Tennessee, state that she is survived by her children, Latoya McEwen, Michael Jackson, LaKeesha LaShonda Jackson and Nathan McEwen.

Being the same property conveyed to Jamie Day and Chaney Mosley by Warranty deed from Latoya McEwen, an unmarried woman, Michael Jackson, an unmarried man, Lakeesha Lashonda Jackson, an unmarried woman and Nathan McEwen, an unmarried man of record in Instrument No. 20160916-0097770 Register's Office for Davidson County, Tennessee, dated September 9, 2016 and recorded on September 16, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1701 Sharpe Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2023.

Jamie Day

Chaney Mosley by Jamie Day

Chaney Mosley by Jamie Day, Attorney-In-Fact

Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 15th day of May, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie Day, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Chaney Mosley, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Chaney Mosley.

Witness my hand and seal this 15th day of May, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5-15-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5-15-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th **day of** May **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM