Karen Johnson Davidson County
Batch# 1021770 DEEDWARR
07/03/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,470.75
20230703-0050420

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $397,500.00

Allison Gunn
Affiant

Subscribed and sworn to before me, this 30 day of June, 2023.

Lynae Wilder
Notary Public
My commission expires: October 22, 2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Turner Lewis Moss	New Owner	**128120C00100CO**
1040 Woodbury Falls Dr		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nahun Reyes Perez, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Turner Moss, unmarried man

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:

Land in Davidson County, Tennessee, being Unit No. 1040, as specified on the plan of Woodbury Townhomes, Phase 1, as shown as Exhibit E to the Declaration of Covenants, Conditions, and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, for placement of Units and for a more complete and accurate legal description of said property.

Being the same property conveyed to Nahun Reyes Perez, unmarried, by Warranty Deed from Kimberly B Downs nka Kimberly Lynn Barber, dated October 18, 2021, of record in Instrument No. 20211020-0140824, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1040 Woodbury Falls Dr, Nashville, TN 37221.

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 in 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.

_____ Date: 6/22/23
Nahun Reyes Perez

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nahun Reyes Perez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June 2023, _____.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 7, 2025

True Copy Certification

I, Allison Gartung, 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 the 30th day of June, 2023.

Allison Gartung
Affiant Signature

6/30/23
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 30 day of June, 2023.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY