Karen Johnson Davidson County
Batch# 1030119 DEEDWARR
07/24/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230724-0057009

# WARRANTY DEED

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $435,000.00.

Affiant

Subscribed and sworn to me on 07/19/23.

NOTARY PUBLIC

My Commission Expires: 9-7-26

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Katherine Lee Erin Fitzmorris<br>Ian Shaw Fitzmorris<br>514 Longview Drive<br>Pegram, TN 37143 | First Horizon Bank<br>165 Madison Avenue<br>Memphis, TN 38103 | 112 00 0 034.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gabriela Elise Mosley and Colton Andrew Mosley, wife and husband, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Katherine Lee Erin Fitzmorris and Ian Shaw Fitzmorris, wife and husband as joint tenants, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Certain real property Situate in the 9th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

The South side of Longview Drive, beginning at a steel pin in the center of Longview Drive, the same being the Southeast corner the Hattie McCord Tract; thence with the center of the road East 36 degrees South 81 feet to a steel pin; thence with the center of the road South 2 1/2 degrees East 93 feet to a steel pin; thence South 47 degrees West 440 feet to a steel pin; thence West 36 degrees North 81 feet to a steel pin; thence North 40 degrees East 500 feet with the McCord line to the point of beginning and containing 1.28 acres, more or less.

Being the same property conveyed to Gabriela Elise Mosley and Colton Andrew Mosley, Wife and Husband, by Warranty Deed from Lance Pettyjohn, A Single Man, of record in Instrument No. 20220527-0061892, in the Register's Office of Davidson County, Tennessee, dated May 25, 2022 and recorded on May 27, 2022.

Being the same property conveyed to Lance Pettyjohn, by Warranty Deed from Joseph W. Bobinger, of record in Instrument No. 20210922-0127746, in the Register's Office of Davidson County, Tennessee, dated September 17, 2021 and recorded on September 22, 2021.

Being the same property conveyed to Joseph W. Bobinger, a single man, by Warranty Deed from William Randy Stevens and wife, Donna Stevens, of record in Instrument No. 20160322-0027271, in the Register's Office of Davidson County, Tennessee, dated March 18, 2016 and recorded on March 22, 2016.

This is improved property known as 514 Longview Drive, Pegram, TN 37143.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 07/19/23.

Colton Andrew Mosley

Gabriela Elise Mosley

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 07/19/23, before me personally appeared Colton Andrew Mosley and Gabriela Elise Mosley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/19/23.

NOTARY PUBLIC




My Commission Expires: 9-8-2025

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on July 19, 2023.

Signature 07/19/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 19th day of July, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202307240057009