Karen Johnson Davidson County
Batch# 1032229 DEEDWARR
07/28/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20230728-0058507

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd, Suite 600
Smyrna, TN 37167
File No: 143-23

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2023

Notary Public
My Commission Expires: 7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map/Parcel ID
Joshua R. Moss 2350 Granny Wright Lane Hermitage, TN 37076	Wilson Bank & Trust 207 Legends Drive Lebanon, TN 37087	Map/parcel: 124-00-0-046.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Jennifer Lynn Pollock Osborne and Peter Osborne, Jr., wife and husband

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua R. Moss and Kasey Moss, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 and being all of Lot No. 59, Section One, BRIDLE PATH SUBDIVISION, as appearing of record in Plat Book 5200, Page 228-229, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jennifer Lynn Pollock (now known as Jennifer Lynn Pollock Osborne) and Peter Osborne, Jr., wife and husband by Warranty Deed from David L. Mabry, Jr. and Lori J. Mabry, husband and wife dated 3/3/2016 and filed for record in Instrument No. 20160408-0034057, in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all matters shown on plat of record in Plat Book 5200, Pages 228-229, Restrictive Covenants of record in Book 5550, Page 483, and to Restrictive Covenant for Detached Structure recorded in Instrument No. 20120312-0021252 and Instrument No. 20190625-0061487, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 2350 Granny Wright Lane, Hermitage, TN 37076
(Subject property is also known as 2350 Granny Wright Road per recorded Plat)

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 I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of July, 2023.

Jennifer Lynn Pollock Osborne

Peter Osborne, Jr.

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Jennifer Lynn Pollock Osborne and Peter Osborne, Jr.**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2023.

Notary Public

My Commission Expires:

7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Tammy McCauley, 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 7-28-2023 (date of document).

Affiant Signature

7-28-2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-2026

NOTARY'S SEAL

