Karen Johnson Davidson County
Batch# 1048006 DEEDWARR
09/08/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20230908-0070727

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845488** KARA L. WALL TENNESSEE NOTARY PUBLIC My Comm Exp. 05/09/2026 COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00 Affiant Subscribed and sworn to before me, this 5th day of September, 2023. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Charrisse C. Fizer 1801 Cromwell Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158-10-0-006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Courtni Mosley and Philip Mosley, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Charisse C. Fizer, an unmarried woman**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Forrest Trails, of record in Plat Book 3700, pages 24 and 25, (erroneously shown on the last deed as Plat Book 3700, pages 23 and 24), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to COURTNI MOSLEY AND PHILIP MOSLEY, WIFE AND HUSBAND, by deed from C5 ENTERPRISES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210825-0114834 , dated August 23, 2021 , corrected by Affidavit of record in Instrument No. 20210903-0119086, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 158-10-0-006.00.

Matters shown on the Plan of record in Plat Book 3700, pages 24 and 25, said Register's Office.

This is improved property located at 1801 Cromwell Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of September, 2023.

Courtni Mosley

~~Philip Mosley~~
Philip Mosley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtni Mosley and ~~Philip~~ Mosley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. *Philip

Witness my hand, at office, this 5th day of September, 2023.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2026

My Commission Expires: _____

I, Kara Wall, 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 9/5/23 (date of document).

Affiant Signature

Date 9/6/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of September, 2023.

Stephanie Woodall

Notary's Signature

MY COMMISSION EXPIRES: _____

