Register Return To: 23-CD-293
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch# 1059496
10/10/2023 10 09 40 AM
Fees. $13 00 Taxes. $1,665 00

Davidson County
DEEDWARR
2 pgs

20231010-0079489

LEAH TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc , 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 23-CD-293

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO.(S)
78A Nance Lane LLC, an Oklahoma Limited Liability Company	78A Nance Lane LLC, an Oklahoma Limited Liability Company	106050A02100CO
(NAME) 10726 S Quebec Avenue	(NAME) 10726 S Quebec Avenue	
(ADDRESS) Tulsa, OK 74137	(ADDRESS) Tulsa, OK 74137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty Thousand And No/100 Dollars ($450,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TRUSTEES OF THE MOSS ROSE TENNESSEE COMMUNITY PROPERTY TRUST U/T/A DATED APRIL 15, 2022, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 78A NANCE LANE LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, 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 21 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit

Being the same property conveyed to Trustees of the Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022, by Warranty Deed, from Stephen M. Pusey and Gail V. Pusey, husband and wife, dated April 15, 2022, recorded April 21, 2022, of record in Instrument No. 20220421-0046453, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ☒ property, known as 78A Nance Lane, Nashville, TN 37210
(House No) (Street) (P.O Address) (City or Town) (Postal Zip)

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 is 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 29 day of September, 2023.

Trustees of The Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022

BY: Stephen M. Pusey
Stephen M Pusey
Trustee

BY: Gail V Pusey
Gail V Pusey
Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah Turner, a Notary Public of said State and County aforesaid, personally appeared Stephen M Pusey and Gail V Pusey, Trustees of The Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of The Moss Rose Tennessee Community Property Trust u/t/a dated April 15, 2022 the within named bargainor, a Trust and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by themsevles as Trustees

Witness my hand and official seal at Franklin, Tennessee this 29 day of September, 2023

Commission Expires:

LEAH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2024

Notary Public