Karen Johnson Davidson County
Batch# 1070163 DEEDWARR
11/13/2023 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20231113-0087865



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $540,000.00

Affiant

Sworn to and subscribed before me this 8th day of November, 2023.

Notary Public
My Commission Expires: 9-21-26

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Gracie K Stover and Harrison S Stover	522 Elaine Drive	Owner	
522 Elaine Drive			133-13-0-121.00
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Mark Mosley and Kristen Mosley, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Harrison S. Stover and Gracie K. Stover, Husband and Wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Abbay Hall, Section I, of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Mosley and Kristen Mosley, husband and wife by Warranty Deed from Gary William Kinder and Stacie Clemmons Kinder, husband and wife of record in Instrument No. 20201005-0114941 Register's Office for Davidson County, Tennessee, dated October 2, 2020 and recorded on October 5, 2020.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8th day of November, 2023.

Mark Mosley

Mark Mosley

Kristen Mosley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Mark Mosley and Kristen Mosley, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 8th day of November, 2023.

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

NOTARY PUBLIC
My Commission Expires: 10/26/24

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-8-23.

Affiant Signature

11-10-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY