WARRANTY DEED

Karen Johnson Davidson County
Batch# 1072804 DEEDWARR
11/17/2023 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20231117-0089579

DM-KW-23-1112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 10.20.24
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James PV, LLC	**New Owner**	
(NAME)	(NAME)	
1112 Brookmeade Drive	**3219 E. Camelback Rd., #840**	**131 04 0 255.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Phoenix, AZ 85018**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FOSTER JASON MOSSY AND MELISSE CHRISTINE MOSSY AS TRUSTEES OF THE MELISSE AND JASON MOSSY FAMILY TRUST, UNDER DECLARATION OF TRUST, DATED SEPTEMBER 8, 1999 AND ASHLYN MOSSY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES PV, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Duncanwood, of record in Plat Book 1424, Page 139, Register's Office for said County to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Foster Jason Mossy and Melisse Christine Mossy as trustees of the Melisse and Jason Mossy Family Trust under declaration of trust dated September 8, 1999 (75% interest) and Ashlyn Mossy (25% interest), as tenants in common, by Warranty Deed from Joshua David Silverberg and Michaela Silverberg, husband and wife, of record in Instrument No. 20210224-0023419, in the Register's Office of Davidson County, Tennessee, dated February 12, 2021, and recorded on February 24, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2023 arfe now due and payable.
- Taxes and assessments for 2024 and subsequent years, a lien not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Duncanwood, as recorded in Plat Book 1424, Page(s) 139.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.W. Dillon & Co's Subdivision of Toney Sudekum's Farm, as recorded in Plat Book 421, Page(s) 161.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1786, Page 178 and Instrument No. 20180222-0017108.
- Easement for the flow of the waters of Browns Creek, and the rights of the public therein.
- Rights of upper and lower riparian owners to the flow of the waters of the Browns Creek, free from diminution or pollution.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1112 Brookmeade Drive, Nashville, Tennessee 37204**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 17 DAY OF NOVEMBER, 2023.

Foster Jason Mossy and Melisse Christine Mossy as trustees of the Melisse and Jason Mossy Family Trust under declaration of trust dated September 8, 1999 (75% interest) and Ashlyn Mossy (25% interest)

BY: _____ Trustee
Foster Jason Mossy
Trustee

BY: Melisse Christine Mossy Trustee
Melisse Christine Mossy
Trustee

_____
Ashlyn Mossy

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FOSTER JASON MOSSY, TRUSTEE of FOSTER JASON MOSSY AND MELISSE CHRISTINE MOSSY AS TRUSTEES OF THE MELISSE AND JASON MOSSY FAMILY TRUST UNDER DECLARATION OF TRUST DATED SEPTEMBER 8, 1999 (75% INTEREST), to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ____ of November, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSE CHRISTINE MOSSY, TRUSTEE of FOSTER JASON MOSSY AND MELISSE CHRISTINE MOSSY AS TRUSTEES OF THE MELISSE AND JASON MOSSY FAMILY TRUST UNDER DECLARATION OF TRUST DATED SEPTEMBER 8, 1999 (75% INTEREST), to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ____ of November, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

See attached

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLYN MOSSY (25% INTEREST), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ____ of November, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 11/14/2023 before me, D. Lytle Notary Public
(insert name and title of the officer)

personally appeared Foster Jason Mossy, Melisse Christine Mossy and Ashlyn Mossy,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

D. LYTLE
COMM. #2331125
Notary Public - California
San Diego County
My Comm. Expires Aug. 19, 2024

Signature _____ (Seal)

True Copy Certification

I, Yvette Meldrum, 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 Nov. 14, 2023

Signature 11/14/23 Date

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of November, 2023

Notary's Signature

10.20.24
My Commission Expires: