WARRANTY DEED

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BS-HRS-23-1043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9.21.26

(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 1073354 **DEEDWARR**
11/20/2023 09:24:46 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20231120-0090078

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
21Five Homes LLC	New Owner	
(NAME)	(NAME)	**083-08-0-014.00**
8110 Isabella Lane, Ste. 20		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **DEVERY MOSES, MARRIED AND MELANIE MOSES, UNMARRIED AND RICHARD MOSES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **21FIVE HOMES LLC, A TENNESSEE 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. 27 on the Plan of Rosewood Heights, Section 2, as of record in Plat Book 2133, Page 57, in the Register's Office for Davidson County.

Beginning at an iron pin on the Northerly margin of Mitchell Road, being the common corner of Lots 27 and 28; thence with the line between said lots Northerly 100 feet; thence Easterly with the line between lots 26 and 27, 135 feet to a point in the Westerly margin of Preston Drive; thence with the margin of Preston Drive along a slight curve Southerly 112.9 feet to concrete monument to the beginning of a curve; thence around said curve with a radius of 25 feet, 47.4 feet to a concrete monument in the margin of Mitchell Road; thence with the margin of Mitchell Road along a slight curve Westerly 122.3 feet to the point of beginning.

Being the same property conveyed to Billy R. Moses and wife, Linda M. Moses by Warranty Deed from Thomas W. Moses and wife, Lillie M. Moses of record in Book 4718, page 845, Register's Office for Davidson County, Tennessee, dated October 25, 1972 and recorded on June 14, 1973.

The said Billy R. Moses a/k/a Billy Randall Moses having died on or about January 22, 2017, vesting Linda M. Moses as surviving tenant.

The said Linda M. Moses a/k/a Melinda Lucia Moses having died on or about October 20, 2021. The Estate of Melinda Lucia Moses being administered under Docket No. 22P334, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division.

Upon the death of Linda M. Moses a/k/a Melinda Lucia Moses, Rick Moses, Melanie Moses and Devery Moses were appointed as Co-Personal Representatives and were the sole beneficiaries under the Last Will and Testament, as evidenced in the Probate Court for Davidson County, Tennessee as Case No. 22P334.

Said property has never been the marital residence of the Grantors.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 57, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1043 Mitchell Road, Nashville, Tennessee 37206**.

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 17th DAY OF NOVEMBER, 2023.

Devery Moses

Melanie Moses

Richard Moses

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVERY MOSES, 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 17th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE MOSES, 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 17th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD MOSES, 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 17th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY