WARRANTY DEED

Karen Johnson Davidson County
Batch# 1079065 DEEDWARR
12/06/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20231206-0094372

STATE OF ~~TENNESSEE~~ TN
COUNTY OF Vanderburgh

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TAMMY L WARGEL
Notary Public, State of Indiana
~~Resident of Vanderburgh~~ County, IN
My Commission Expires: November 1, 2026
Commission Number NP0716688

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lindsey N. Mosher and Peter A. Mosher	Legacy Home Loans	Parcel ID: 126-16-0A-553.00-CO
(NAME) 7705 Riverview Bend Dr.	(NAME) 1036 Starman Dr #6	
(ADDRESS) Nashville, TN 37221	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew Effinger and wife, Tarrah Effinger**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lindsey Mosher and Peter Mosher, wife and husband**, 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 Lot No. 345 on the Final Plat of Riverwalk, Phase 3-C, as shown by plat appearing of record in Instrument 20050706-0077607, corrected in Instrument 20070330-0038464, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Effinger and wife, Tarrah Effinger from Anthony J. Recinella and wife, Christine Recinella by Warranty Deed dated March 23, 2015 and recorded on March 27, 2015 in Instrument No. 20150327-0026356, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7705 Riverview Bend Dr., Nashville, TN 37221

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.

Witness our hands this 30th day of November, 2023.

Andrew Effinger

Tarrah Effinger

STATE OF IN

COUNTY OF Vanderburgh

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Andrew Effinger and wife, Tarrah Effinger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of November, 2023.

Notary Public

My Commission Expires: NOV 1, 2026

(SEAL)

TAMMY L WARGEL
Notary Public, State of Indiana
Resident of Vanderburgh County, IN
My Commission Expires: November 1, 2026
Commission Number NP0716688

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of November, 2023.

Affiant Signature
Date 11-30-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024