Karen Johnson Davidson County
Batch# 1081677 DEEDWARR
12/13/2023 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20231213-0096396

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith B. Simmons	New Owner	
(NAME)	(NAME)	103-16-0-095.00
1112 Park Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JULI A. MOSLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH B. SIMMONS**, 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 part of Lot No. 9, Block "D" on the plan of the Whitland Realty Company's Subdivision, of record in Book 332, Page 141, Register's office for said county. Said part of Lot No. 9 fronts 94 feet 5 inches on the northerly margin of Whitland Avenue formerly Bowling Avenue and extends back 203 feet 8 inches on the easterly line and 210 feet on the westerly line to a deadline in the rear, measuring 60 feet thereon.

Being the same property conveyed to Ralph W. Mosley and wife, Juli A. Mosley by Warranty Deed from Henry Edwin Foyer and Louise Foyer Weintraub as devisees under the will Hortense G. Foyer of record in Book 7845, page 801, Register's Office for Davidson County, Tennessee, dated May 19, 1989. Ralph W. Mosley died on January 5, 2022, vesting title solely in Juli A. Mosley as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property. known as 3830 Whitland Avenue, Nashville, TN 37205-2432
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2023-1352

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 my hand this 11th day of December, 2023

Juli A. Mosley by Benjamin H. Mosley

JULI A. MOSLEY, BY: BENJAMIN H. MOSLEY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of December, 2023, before me personally appeared Benjamin H. Mosley, to me known to be the person who executed the foregoing instrument on behalf of Juli A. Mosley, and acknowledged that he executed the same as the free act and deed of Juli A. Mosley.

Witness my hand and official seal this 11th day of December, 2023.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 11, 2023** (date of document).

Affiant Signature

December 13, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25