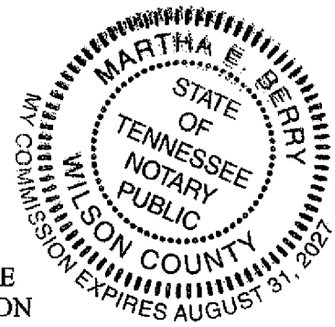
This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2864-TC



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2024.

Notary Public
My Commission Expires: August 31, 2027

Karen Johnson Davidson County
Batch# 1115089 DEEDWARR
03/26/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240326-0020806

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Henry Mosier, Jr **4313 Golden Hill Drive** **Nashville, TN** **37218**	**Same address of New Owner**	058 10 0 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brenda H. Spencer, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Henry Mosier Jr, a married man**, hereinafter called the Grantee, his 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. 71 on the Plan of GOLD KEY ADDITION, SECTION TWO, of record in Plat Book 5050, Page 13, Register's Office for said County.

Said Lot No. 71 fronts 75.0 feet on the Southerly margin of Golden Hills Drive, and extends back between lines 198.0 feet on the Westerly line which is a broken line, and 173.7 feet on the Easterly line, to a line on the rear on which it measures 76.54 feet.

Being the same property conveyed to Isaiah R. Spencer and Wife, Brenda H. Spencer, by Warranty Deed from Cumberland Builders, Inc., of record in Book 5706, Page 4, in the Register's Office of Davidson County, Tennessee, dated January 29, 1981, and recorded on February 02, 1981. Isaiah R. Spencer having since died on December 11, 2014. Brenda H. Spencer executed this instrument as surviving tenant by the entirety.

This is improved property located at: **4313 Golden Hill Drive, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2024.

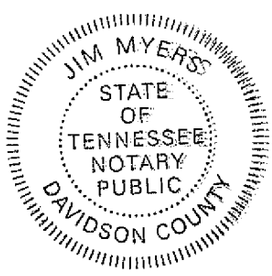
GRANTOR:

Brenda H. Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda Spencer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

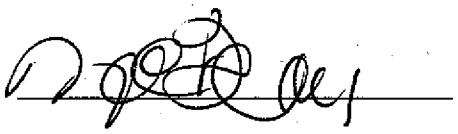
WITNESS my hand and seal at office this 21st day of March, 2024.



Notary Public
My Commission expires: 11-6-2024

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **3/21/24** (date of document)



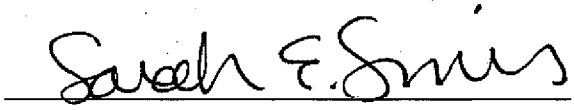
3/26/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **26** day of **March**, 202**4**.



Notary's Signature

My Commission Expires: 12-5-2024

