This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $781,000.00.

Affiant

Subscribed and sworn before me this the 28th day of March, 2024.

Notary Public
My commission expires: 11/15/25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1117214 DEEDWARR
04/02/2024 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,889.70
20240402-0022757

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nicholas William Paradossi 5057 Dovecote Dr. Nashville, TN 37220	New Owner	146-11-0 031.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RYAN D. MOSS AND SPOUSE, EMILY J. MOSS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NICHOLAS WILLIAM PARADOSSI AND ERIN KATE PARADOSSI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section One Revised Crieve Hall Estates of record in Book 1835, pages 122, 123 and 124, Register's Office for said County.

Said Lot No. 58 fronts 100.00 feet on the southwesterly margin of Dovecote Drive and extends back 292.1 feet on the northwesterly line and 241.9 feet on the southeasterly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Ryan D. Moss and spouse, Emily J. Moss, by deed dated 06/02/2009, from John H. Guthrie and spouse, Kathy C. Guthrie, of record in Instrument No. 20090609-0053608, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 5057 Dovecote Dr., Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of March, 2024.

Ryan D. Moss

Emily J. Moss

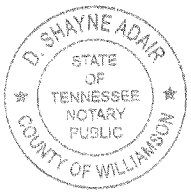
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan D. Moss and Emily J. Moss, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2024.

My commission expires: 6/14/26

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 March 28, 2024.

Affiant
Date: ~~March~~ April 1, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of ~~March~~ April 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY