Karen Johnson Davidson County
Batch# 1120536 DEEDWARR
04/08/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.96
20240408-0024924

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

B-KW-24-118

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brette Moseley	**New Owner**	
(NAME) **118 Forest Place Cir**	(NAME) **118 Forest Place Cir**	**131-05-0C-118.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(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, **CHRISTOPHER K. TYLER AND VALERIE A. TYLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRETTE MOSELEY, AN UNMARRIED WOMAN,** 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 a part of the Hillsborough Condominium tract as shown on a plat of record in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part being Unit No. 118, as shown on the site plan attached as exhibit "B" to the Master Deed establishing a Horizontal Property Regime with respect to The Hillsborough Condominiums, of record in Book 6822, Page 721, said Register's Office, and to which Plat and Master Deed reference is hereby made for a more complete description.

Being the same property conveyed to Christopher K. Tyler and Valerie A. Tyler, husband and wife by Warranty Deed from Ivy Pierce and David G. Pierce, wife and husband of record in Instrument No. 20200323-0031562 Register's Office for Davidson County, Tennessee, dated March 16, 2020 and recorded on March 23, 2020.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 7, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6566, Page 4 and Book 6674, Page 583, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of record in Book 7925, Page 64 and amended in Book 8350, Page 426, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7052, Page 19, in the Regime's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6702, Page 330, In the Register's Office for Davidson County, Tennessee.
- Sewer easements of record in Book 4161, Page 814, and Book 6229, Page 484, in the Register's Office for Davidson County, Tennessee.
- Deed of conveyance of record in Book 6303, Page 601, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4377, Page 710, Book 4380, Page 710 and Book 4403, Page 627 in the Regimes Office for Davidson County, Tennessee.

This is **improved** property known as: **118 Forest Place Cir, Nashville, Tennessee 37215**.

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 8th DAY OF APRIL, 2024.

Christopher K. Tyler

Valerie A. Tyler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER K. TYLER, 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 8th of April, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VALERIE A. TYLER, 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 8th of April, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/8/24 (date of document).

Affiant Signature

4/8/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

