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 $650,000.00.

Affiant

Subscribed and sworn before me this the 26th day of April, 2024.

Notary Public
My commission expires: 9-6-24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jordyn Stoddard and Christopher Stoddard	New Haven Mortgage, Inc	062-13-0 087.00
4123 Moss Rose Dr	1272 Dow Street, Ste. B	
Nashville, TN 37216	Murfreesboro, TN 37130	

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, JOEL GOMEZ AND LAUREN ALYSSA PULLEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JORDYN STODDARD AND CHRISTOPHER STODDARD, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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. 26A and part of Lot No. 22 on the Plan of Waddeys River Bluff Subdivision as of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 26A fronts 77 feet on the westerly side of Claypool Street, now called Moss Rose Drive, and runs back 158 feet on the northerly line and 146 feet 8 inches on the southerly line to a dead line that measures 85 feet thereon.

Said part of Lot No. 22 beginning at a point in the westerly margin of Claypool Street at the corner of Lots 22 and 26A; thence with the margin of said Street, southerly 10 feet to the northeast corner of the property conveyed to Martha Malone Gerow by deed from J. E. Weatherford, Sr., et ux, of record in Book 1905, page 395, said Register's Office; thence along Gerow's northerly line westerly 147 feet, more or less, to the corner of Lots 24 and 26A; thence with the line between Lots 26A; thence with the line between Lots 26A and 22, easterly 146 feet 8 inches to the beginning.

Being the same property conveyed to Joel Gomez and Lauren Alyssa Pulley, husband and wife, by deed dated 08/11/2020, from Randy T. Dunham, an unmarried man, of record in Instrument No. 20200813-0090763, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4123 Moss Rose Dr, Nashville, TN 37216.

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.

Karen Johnson Davidson County
Batch # 1128958 DEEDWARR
04/30/2024 11:17:35 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20240430-0031347

Witness my hand this the 26 day of April, 2024.

Joel Gomez

Lauren Alyssa Pulley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel Gomez and Lauren Alyssa Pulley, 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 26 day of April, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY