WARRANTY DEED

Karen Johnson Davidson County
Batch# 1131248 DEEDWARR
05/06/2024 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20240506-0033058

File #24-TC-0700-1109

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Judith Sapione	**New Owner**	
(NAME) 700 12th Ave S #1109	(NAME)	**093 13 0D 107.00**
(ADDRESS) Nashville TN 37203	(ADDRESS)	
(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,

SCOTT T. MOSLEY AND KATHERINE L. MOSLEY, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JUDITH SAPIONE, 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:

Being Unit No. R-1109, together with parking space No. 29, of Terrazzo, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record as Instrument No. 20081223-0122167, and being amended by Instrument Nos. 20090213-0012915, 20090316-0023301, 20090325-0026808, 20090827-0080784, 20120521-0043895, 20180627-0061944, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's Appurtenant undivided interest in the general and limited common elements of the condominiums.

Being the same property conveyed to Scott T. Mosley and Katherine L. Mosley, Husband and Wife by Warranty Deed from Jun Iwasaki, married, of record in Instrument No. 20181203-0117823, in the Register's Office of Davidson County, Tennessee, dated November 29, 2018 and recorded on December 03, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision Plat of Lot 1 Section Sixty-Five Edgehill Estates, as recorded in Instrument No. 20051116-0138405.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Terrazzo, a Condominiumof record in Instrument No. 20081223-0122167, and being amended by Instrument Nos. 20090213-0012915, 20090316-0023301, 20090325-0026808, 20090827-0080784, 20120521-0043895, 20180627-0061944 and Memorandum of Lease recorded in Instrument No. 20081009-0102619 and Modification recorded in Instrument No. 20081230-0123644; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723 and Book 6236, Page 263.

*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060615-0071498.

*Easement for Right of Way, recorded in Instrument No. 20120521-0043895.

*Stormwater Detention as set forth in instrument recorded in Instrument No. 20060615-0071504.

*Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **700 12th Avenue South, #1109, Nashville, TN 37203**.

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 1st day of May, 2024.

Scott T. Mosley

Katherine L. Mosley

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

On this 1st day of May, 2024, before me personally appeared Scott T. Mosley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2024.

Notary Signature
My commission expires:

JURGEN P DERSCH NOTARY PUBLIC FULTON COUNTY, GEORGIA
My Commission Expires January 10, 2028

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

On this 1st day of May, 2024, before me personally appeared Katherine L. Mosley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2024.

Notary Signature
My commission expires:

JURGEN P DERSCH NOTARY PUBLIC FULTON COUNTY, GEORGIA
My Commission Expires January 10, 2028

True Copy Certification

I, **Pam Autry,** 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 this the 1 day of May, 2024.

Affiant Signature

Date 5/1/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027