WARRANTY DEED

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

DM-BMR-24-1309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026

(AFFIX SEAL)

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)
Lawrence Crane-Moscowitz and Courtney A. Hunter	**Morgan Stanley Private Bank, National Association**	
(NAME)	(NAME)	**083-09-0-156.00**
1309 Woodland Street	**4270 Ivy Pointe Blvd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Cincinnati, OH 45245**	
(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, **JERRY DRISCOLL AND PATRICIA A. DRISCOLL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAWRENCE CRANE-MOSCOWITZ AND COURTNEY A. HUNTER, HUSBAND AND WIFE,** 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 Lot No. 13, Block 1 on the Plan of Andrew Allison Addition of record in Plat Book 161, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry Driscoll and Patricia A. Driscoll, husband and wife by Warranty Deed from Sean Michael Connor and Arbie Susanna Walker Connor, husband and wife of record in Instrument No. 20170418-0037795 Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on April 18, 2017.

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 161, Page 74, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20200617-0062524 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.
- Rights of tenants, as tenants only, under recorded or unrecorded leases.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1309 Woodland Street, Nashville, Tennessee 37206.**

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.

Karen Johnson Davidson County
Batch # 1155532 DEEDWARR
07/08/2024 02:12:04 PM 2 pgs
Fees: $13.00 Taxes: $6,271.50

20240708-0051127

Witness my/our hand(s) this the 2nd DAY OF JULY, 2024.

Jerry Driscoll by Margaret Means as Attorney-in-Fact

Patricia A. Driscoll by Margaret Means as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JERRY DRISCOLL AND PATRICIA A. DRISCOLL, and who acknowledged he/she/they executed the same as the free act and deed of the said JERRY DRISCOLL AND PATRICIA A. DRISCOLL.

Witness my hand and official seal, this the 2nd of July, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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