WARRANTY DEED

Karen Johnson Davidson County
Batch# 1194127 DEEDWARR
10/16/2024 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20241016-0080160

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2024

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Deatrick, Jr.	James Deatrick, Jr.	Parcel ID: 075 08 0 013.00
(NAME)	(NAME)	
309 Hillview Dr	~~309 Hillview Dr~~ 1285 N. Mt. Juliet Rd	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joan M. Mosley, as Trustee of Dan C. Mosley Revocable Trust, dated June 25, 2021**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Deatrick, Jr., an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described property lying in the Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 197 on the Plan of Tulip Grove, Section 4, of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dan C. Mosley et ux Louise D. Mosley from Robert Terry Winfree et ux Olivia Winfree by Warranty Deed dated July 18, 1979 and recorded on July 24, 1979 in Book 5470, Page 121, Register's Office for Davidson County, Tennessee. The said Louise D. Mosley having since died and subject property vested in Dan C. Mosley as the surviving tenant by entirety.

Further being the same property conveyed to Dan C. Mosley and his successors in Trust, as Trustee of Dan C. Mosley Revocable Trust, dated June 25, 2021 from Dan C. Mosley by Quitclaim Deed dated June 25, 2021 and recorded on June 30, 2021 in Instrument No. 20210630-0088442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 606 Denver Dr., Hermitage, TN 37076

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 15th day of October, 2024

Dan C. Mosley Revocable Trust, dated June 25, 2021

BY: Joan M. Mosley
Joan M. Mosley, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joan M. Mosley, as Trustee of Dan C. Mosley Revocable Trust, dated June 25, 2021, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of October, 2024.

Jason C. Nguyen
Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

October 15, 2024.

Date

Affiant Signature

October 16, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of October, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON