WARRANTY DEED

Karen Johnson Davidson County
Batch# 1199486 DEEDWARR
10/31/2024 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $240.50
20241031-0084356

No Closing, Search or Title Ins. Services based upon info provided

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Oct 2024

Notary Public

MY COMMISSION EXPIRES: 8-12-2028

(AFFIX SEAL)

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MST 2022-0025/24-1394

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRDP LLC	Same as New Owner	150 02 0 0060.00
(NAME)	(NAME)	
1411 Plantation Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Moss Springs, LLC, a limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRDP LLC, a Tennessee limited liability company,** 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:

See Attached Legal Description Exhibit "A"

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records.

This property, known as Moss Springs Dr. Antioch TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 16th DAY OF Oct, 2024

Moss Springs, LLC

BY: _____

Title: Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Mansnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of Oct, 2024

_____
Notary Public

My commission expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a Reserve Parcel 66 on the Plan of the Resubdivision of Lot No. 1, Reserve Parcels 31 and 33 of Edge-O-Lake, Section 18, as of record in Book 4885, Page 43, Surveyor's Certificate of Correction of record in Book 5051, Page 86, Register's Office for Davidson County, Tennessee.

Beginning at a point lying on the Southerly margin of Moss Springs Drive, said point further described as being the most Northerly corner of Lot No. 1 on the Plan of the Resubdivision of Lot No. 1, Reserve Parcels 31 and 33 of Edge-O-Lake, Section 18, as of record in Book 4885, Page 43, Register's Office for Davidson County, Tennessee; thence, leaving the said corner of Lot No. 1 and running in an Easterly direction with the Southerly margin of Moss Spring Drive around a curve, having a radius of 116.52 feet, to the right a distance of 46.09 feet to a point lying on the Southwesterly line of the Castlegate Subdivision (unrecorded); thence, leaving the said margin of Moss Spring Drive and running with the said Southwesterly line of the Castlegate Subdivision South 64 degrees 31 minutes 37 seconds East a distance of 147.05 feet to a point; thence, running with the said Castlegate and the James H. Haralson property as of record in Book 2812, Page 399, Register's Office for Davidson County Tennessee; South 26 degrees 50 minutes 31 seconds West a distance of 99.60 feet to a point; said point further described as being the most easterly corner of said Lot No. 1; thence, running with the said easterly line of Lot No. 1 North 44 degrees 55 minutes 53 seconds West a distance of 176.44 feet to the point of Beginning.

Being a portion of the same property conveyed to **MOSS SPRINGS, LLC**, by Quitclaim Deed from Mark Marshall, unmarried, dated December 03, 2013, of record in Instrument No. 20131204-0123535, Register's Office for Davidson County, Tennessee. Further reference is made to Instrument No. 20030307-0030563 in said Register's Office.

True Copy Certification

I, Yvette Meldrum, 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 30, 2024

Affiant Signature _____

October 30, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of October 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

