Prepared by John W Crow, II, Attorney, 1503 16th Ave S, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination

Karen Johnson
Batch # 1206953
11/20/2024 10 32 42 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARR
3 pgs
20241120-0090281

JOSHUA ELIAS WEISENSEL, ET AL

TO. WARRANTY DEED

ADIA LETRICE MORENO and JOSHUA ELIAS WEISENSEL, Trustees of the MORENO-WEISENSEL FAMILY REVOCABLE TRUST dated September 26, 2024

THIS DEED OF REALTY, executed as of the 26th day of September, 2024, by and between, JOSHUA ELIAS WEISENSEL and ADIA LETRICE MORENO, as joint tenants with rights of survivorship, ("Grantors"), and ADIA LETRICE MORENO and JOSHUA ELIAS WEISENSEL, Trustees of the MORENO-WEISENSEL FAMILY REVOCABLE TRUST dated September 26, 2024, and any amendments thereto, ("Grantees"),

WITNESSETH

That Grantors, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, all of Grantors' right, title and interest, to have and to hold and to their heirs and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows

> Land in Davidson County, Tennessee, being Lot No 74 on the plan of SouthPoint SP, Phase 2, of record in Instrument No 20210120-0008751, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description
>
> Being the same property conveyed to Joshua Elias Weisensel, a single man, by Special Warranty Deed from SouthPoint of TN, LLC, a Tennessee Limited Liability Company, dated December 15, 2022 and recorded December 16, 2022, of record in Instrument No 20221216-0130366, in the Register's Office for Davidson County, Tennessee
>
> Further, being the same property conveyed to Joshua Elias Weisensel and Adia

Letrice Moreno, as joint tenants with rights of survivorship, by Quitclaim Deed from Joshua Elias Weisensel, a single man, dated January 13, 2023, and recorded January 17, 2023, of record in Instrument No 20230117-0003350, in the Register's Office for Davidson County, Tennessee

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

That Grantors (1) covenant that they are lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantees assume, (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee, and (3) will give possession of said property with deed

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein

JOSHUA ELIAS WEISENSEL Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOSHUA ELIAS WEISENSEL, 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 seal at office this the 26th day of September, 2024

My Commission Expires

2/24/26

SHIRLEY B THORNDIKE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 24, 2026

Notary Public

ADIA LETRICE MORENO Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ADIA LETRICE MORENO, 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 seal at office this the 12th day of September, 2024

My Commission Expires
2/24/26

SHIRLEY B THORNDIKE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 24, 2026

Notary Public

Property Owners Name And Mailing Address

Adia Letrice Moreno and
Joshua Elias Weisensel, Trustees of the
Moreno-Weisensel Family Revocable Trust
441 Portsdale Drive
Brentwood, TN 37027

Person or Entity Responsible for Payment of Property Taxes

SAME/OWNER

Property Address

441 Portsdale Drive
Brentwood, TN 37027

Map and Parcel No

181 15 0A 074 00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi)