Karen Johnson Davidson County
Batch# 1219933 DEEDWARR
12/26/2024 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20241226-0099723

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $830,000.00 Affiant Subscribed and sworn to before me, this 20th day of December 2024. Abbey Windle Notary Public My Commission Expires: 7/6/2026

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

WARRANTY DEED

Address New Owner: Laura Moss 537 Stevenson Street Unit A Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 91 09 4W 001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANN LANDIS, A SINGLE WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LAURA MOSS, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 537 Stevenson Street Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20210819-0112399, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Ann Landis, a single woman by Deed dated November 22, 2022 from HR Investments, LLC, a Tennessee limited liability company, recorded November 23, 2022, in Instrument Number 202211230124001, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **537 Stevenson Street Unit A Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2024.

ANN LANDIS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN LANDIS**, 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 at office this 20th day of December, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/20/2024 (date of document).

Affiant Signature

12/20/2024
Date

State of Tennessee

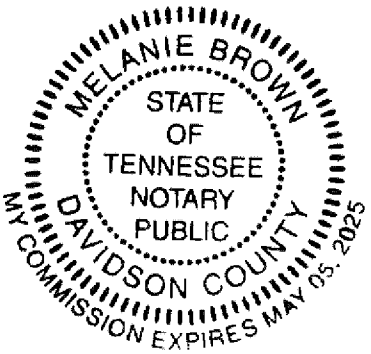
County of Davidson

Sworn to and subscribed before me this 20th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL



202412260099723