THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1226651 DEEDWARR 01/15/2025 02:04:30 PM 2 pgs Fees: $13.00 Taxes: $2,312.50 20250115-0003293	STATE OF Tennessee COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $625,000.00 Affiant Subscribed and sworn to before me this 15th day of Jan, 2025 Notary Public My Commission Expires:

JIMMY R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Scott Stream 1309 Duns Lane, Nolensville, TN 37135	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 187-09-0A-293-00

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, **AARON MOSELEY AND SARAH MOSELEY, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SCOTT STREAM, TRUSTEE OF THE SCOTT STREAM TRUST, DATED OCTOBER 25, 2005** ("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 Lot No. 293 on the Plan of Phase Three, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20170510-0046571, 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 a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership), of record in Instrument No. 20160127- 0007989, Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on January 27, 2016.

Being the same property conveyed to Aaron Moseley and Sarah Moseley, husband and wife by Deed dated December 21, 2018 from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded December 26, 2018, in Instrument Number 201812260125209, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1309 Duns Lane, Nolensville, TN 37135**

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, Grantors have executed this instrument on this 15th day of January, 2025.

AARON MOSELEY

SARAH MOSELEY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AARON MOSELEY AND SARAH MOSELEY,** the within named bargainors, 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 15th day of January, 2025.

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

Notary Public
My Commission Expires: _____

I Lisa Allard, 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 January 15, 2025.

Lisa Allard — January 15, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January 15, 2025.

Jim R. Vanderpool, Notary — MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY