Karen Johnson Davidson County
Batch# 1239569 DEEDWARR
02/21/2025 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $3,403.63
20250221-0012961

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $919,900.00.

Affiant

Subscribed and sworn before me this the 19th day of February, 2025.

Notary Public
My commission expires: 11-8-28

MONICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Regan Kimbrough Irwin 1028 Preston Dr. Nashville, TN 37206	Bank of America 4500 Amon Carter Blvd Fort Worth, TX 76155	083-08-1B 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 21FIVE HOMES LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to REGAN KIMBROUGH IRWIN AND SAMUEL N. IRWIN, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1028 of Homes at 1026 and 1028 Preston Drive, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20240126-0005590, as amended by First Amendment in Instrument No. 20240209-0009351, Register's Office for said County, and being shown on plan attached to said First Amendment as Revised Exhibit A - Plat, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to 21Five Homes, LLC, a Tennessee Limited Liability Company, by deed dated 11/17/2023, from Devery Moses, married, and Melanie Moses, unmarried, and Richard Moses, married, of record in Instrument No. 20231120-0090078, Register's Office for said County.

Also being a portion of the same property conveyed to Billy R. Moses and wife. Linda M. Moses by Warranty Deed from Thomas W. Moses and wife, Lillie M. Moses of record in Book 4718, page 845, Register's Office for Davidson County, Tennessee, dated October 25, 1972 and recorded on June 14, 1973.

The said Billy R. Moses a/k/a Billy Randall Moses having died on or about 01/22/2017, vesting Linda M. Moses as surviving tenant.

The said Linda M. Moses a/k/a Melinda Lucia Moses having died on or about 10/20/2021. The Estate of Melinda Lucia Moses being administered under Docket No. 22P334, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division.

Upon the death of Linda M. Moses a/k/a Melinda Lucia Moses, Rick Moses. Melanie Moses and Devery Moses were appointed as Co-Personal Representatives and were the sole beneficiaries under the Last Will and Testament, as evidenced in the Probate Court for Davidson County, Tennessee as Case No. 22P334.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1028 Preston Dr., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of

Witness my hand this the 18th day of February, 2025.

21Five Homes LLC

BY: _____
Aaron Noffsinger, Member

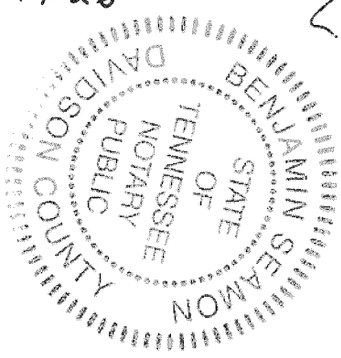
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Aaron Noffsinger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 21Five Homes, LLC by the said Aaron Noffsinger as such MEMBER.

Witness my hand and official seal this 18th day of February, 2025.

My commission expires: 9-7-26

_____
Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 19. 2025.

Affiant Signature

21st day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028