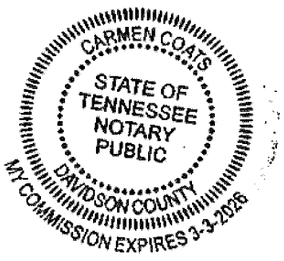
Karen Johnson Davidson County
Batch# 1240173 DEEDWARR
02/24/2025 09:47:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20250224-0013338

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of February, 2025.

Carmen Coats
Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen Michael Stout and Courtney Lay	LEGACY HOME LOAN	119-15-0-097.00
139 Lake Park Drive	408 HIGHWAY 76	
Nashville, TN 37211	WHITE HOUSE, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN M. MOOSEKIAN AND KRISTI M. MOOSEKIAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN MICHAEL STOUT AND COURTNEY LAY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Southlake, Section Four, as of record in Book 3300, Page 85, Register's Office for said County.

Said Lot No. 1 fronts 149.37 feet on the southerly side of Lake Park Drive and extends back between lines 173.13 feet on the westerly line and 185.0 feet on the easterly line to a dead line in the rear on which it measures 59.65 feet.

Tract II:

Land in Davidson County, Tennessee being a 0.10, more or less, acre tract of land lying in Davidson County, Tennessee.

Beginning at a point lying on the southerly margin of Lake Park Drive, said point being further described as the northeast corner of lot number 1 on the Plan of Southlake, Section Four, as of record in Book 3300, page 85, Register's Office for Davidson County, Tennessee; thence leaving the said southerly margin of Lake Park Drive; south 20 degrees 12' E. a distance of 77.58 feet to a point; thence South 2 degrees 33' W. a distance of 90.34 feet to a point; thence South 54 degrees 56' W. a distance of 37.87 feet to a point, said point being further described as the southeast corner of Lot No. 1 on the said Plan of Southlake, Section Four; thence leaving the southeast corner of Lot No. 1 on the said Plan of Southlake, Section Four and running with the easterly line of said Lot No. 1 N. 2 degrees 33' E. a distance of 185.00 feet to the point of beginning, containing an area of 0.10, more or less, acres.

Tract I:

Being the same property conveyed to Jonathan M. Moosekian, unmarried by Warranty Deed from Ernest Huddleston, Jr. of record in Instrument No. 20130905-0093771 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 5, 2013. Scrivener's Affidavit of record in Instrument No. 20131108-0116246, Register's Office for Davidson County, Tennessee.

Tract II:

Being the same property conveyed to Frank M. Bess, Jr. by Warranty Deed from Ervin M. Entrekin, Trustee of record in Book 4835, page 871, Register's Office for Davidson County, Tennessee, dated January 16, 1974 and recorded on July 19, 1974.

The said Frank M. Bess, Jr. having died on or about March 31, 2007. According to derivation listed in Quitclaim Deed of record in Instrument No. 20131011-0106740 (RODC), Frank M. Bess, Jr. died intestate, leaving this property to his wife Jimmie Opal Huddleston Bess, as his only heir at law. Jimmie Opal Huddleston Bess died testate and by Article II of The Last Will and Testament of Jimmie Opal Bess, deceased, Probate File 10P1747, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to Ernest Huddleston, Jr.

Being the same property conveyed to Jonathan M. Moosekian, unmarried by Quitclaim Deed from Ernest Huddleston, Jr. of record in Instrument No. 20131011-0106740 Register's Office for Davidson County, Tennessee, dated October 9, 2013 and recorded on October 11, 2013. Scrivener's Affidavit of record in Instrument No. 20131108-0116246, Register's Office for Davidson County, Tennessee.

Tract I and Tract II:

Being the same property conveyed to Jonathan M. Moosekian and Kristi M. Moosekian, husband and wife by Quitclaim Deed from Jonathan M. Moosekian, now married to Kristi Moosekian of record in Instrument No. 20200826-0096681 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on August 26, 2020.

This deed fixes a topographical error in the prior deed that stated Tract II was thence South 2 degrees 33' N instead of the correct South 2 degrees 33' W.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 139 Lake Park Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of February, 2025.

Kristi M. Moosekian

Jonathan M. Moosekian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristi M. Moosekian and Jonathan M. Moosekian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 1.3.26



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 February 18, 2025.

Affiant Signature

24th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

