Karen Johnson Davidson County
Batch# 1246122 DEEDWARR
03/14/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20250314-0018743

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-455

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of March, 2025

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah Elizabeth Moseley and Matthew Butler Moseley 2824A Bronte Avenue Nashville, TN 37216	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	072-10-0R-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jeffrey V. Poss and wife, Christine L. Poss

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Elizabeth Moseley and Matthew Butler Moseley, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2824 Bronte Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150826-0086320, as corrected at Instrument No. 20160328-0028853, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey V. Poss and wife, Christine L. Poss by General Warranty Deed from Keith A. Bolton of record in Instrument No. 20160328-

0028854 Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 28, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2824A Bronte Avenue, Nashville, TN 37216

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 and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of March, 2025.

Jeffrey V. Poss

Christine L. Poss

STATE OF TENNESSEE
COUNTY OF WILSON

On this 10th day of March, 2025, before me personally appeared Jeffrey V Poss and Christine L Poss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of March, 2025.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/10/25.

Affiant Signature – Joshua A. Terry

3/12/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/12/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27