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 $325,000.00.

Michelle Martin
Affiant

Subscribed and sworn before me this the 31 day of March, 2025.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1254810 DEEDWARR
04/01/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250401-0024651

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Phillip W. Wilson and Marie Rufrano-Wilson 4303 Gallatin Pike #207 Nashville, TN 37216	New Owner	061-07-0B 207.00

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, SAMUEL MOSES AND BRITTANY MOSES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PHILLIP W. WILSON AND MARIE RUFRANO-WILSON, HUSBAND AND WIFE, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 207, of The Volta, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing The Volta of record in Instrument Number 20190612-0056462, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By .. Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Declaration.

Being the same property conveyed to Samuel Moses and Brittany Moses, husband and wife, by deed dated 06/01/2021, from Kevin Rose, an unmarried man, of record in Instrument No. 20210603-0074500, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4303 Gallatin Pike #207, 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, 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 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.

Witness my hand this the 31st day of March, 2025.

Samuel Moses

Brittany Moses

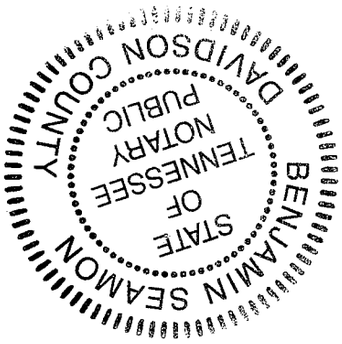
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel Moses and Brittany Moses, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2025.

My commission expires: 9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3/31/25.

Affiant Signature

4/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY