Warranty Deed

Karen Johnson Davidson County Batch# 1279884 DEEDWARR 05/30/2025 11:54:30 AM 3 pgs Fees: $18.00 Taxes: $2,035.00 20250530-0042612	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Jennifer Russell Affiant Subscribed and sworn to before me, this the 28th day of May, 2025. Notary Public My commission expires: 6/23/25

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:
Radu Duican and Anna Claire Duican	New Owner(s)	126-16-0A-256.00-CO
7401 Riverland Dr		
Nashville, TN 37221		

LINZIE HAHN NOTARY PUBLIC TENNESSEE STATE OF RUTHERFORD COUNTY

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, **MATTHEW A. MOUSHON AND WIFE, AMANDA R. CHIAVINI,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RADU DUICAN AND ANNA CLAIRE DUICAN , 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:

Land in Davidson County, Tennessee, being Lot No. 392 on the Plan of Final Plat Riverwalk Phase 2A, Section 1 of record in Plat at Instrument No. 20031014-0151989, 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 the same property conveyed to Matthew A. Moushon and wife, Amanda R. Chiavini by Warranty Deed from Emily Gouldener and husband, Michael Gouldener of record in Instrument No. 20100608-0044438 Register's Office for Davidson County, Tennessee, dated June 04, 2010 and recorded on June 08, 2010.

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 physical address of the property described herein is believed to be 7401 Riverland Drive, Nashville, TN 37221, while the property address identified in public records is 7032 Bridgeport Drive, Nashville, TN 37221. However, neither address is part of the legal description of the property herein, and in the event of any discrepancy, the legal description contained 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 28th day of May, 2025.

Matthew A. Moushon

Amanda R. Chiavini

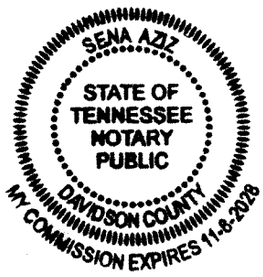
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew A. Moushon and Amanda R. Chiavini, 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 27th day of May, 2025.

Notary Public

My Commission Expires: 11-8-28



Certificate of Authenticity

I, Linzie Hahn, 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 5/28/25.

Date

LHahn

Affiant Signature

5/28/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 28th day of May, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028