Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450616

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $530,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2025

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1280164
06/02/2025 10 08 57 AM
Fees $13 00 Taxes $1,961 00

Davidson County
DEEDWARR
2 pgs

20250602-0043004

WARRANTY DEED

Address New Owner.	Send Tax Bills To·	Tax Information:
Gerald Thomas Grant and Cynthia Kay Grant 429 Moss Creek Court Nashville TN 37221	New Owner	Tax Parcel ID No 142-07-0B-011 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Ann Bursi, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald Thomas Grant and Cynthia Kay Grant, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Revised Final Plat Moss Creek Plantation, of record in Plat Book 6900, page 608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEBORAH ANN BURSI, by deed from SOUTHWINDS DEVELOPMENT, INC. A TENNESSEE CORPORATION, of record in Book 9376, page 925, dated June 10, 1994, and re-recorded in Book 9384, page 370, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 142-07-0B-011.00 CO.

Restrictive Covenants contained in instrument of record in Book 6519, page 458, Book 6529, page 560, Book 7037, page 683, Book 7470, page 130 and Book 7550, page 809, said Register's Office

Restrictive Covenants contained in instrument of record 7369, page 413, said Register's Office

Matters shown on the Plan of record in Plat Book 6900, page 608, said Register's Office

This is improved property located at 429 Moss Creek Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2025

Deborah Ann Bursi

Deborah Ann Bursi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah Ann Bursi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2025

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____