Karen Johnson Davidson County
Batch# 1280578 DEEDWARR
06/02/2025 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20250602-0043188

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 14-5949-SL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $805,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 27th day of May, 2025.

April Sumrud
Notary Public
My Commission Expires: 12.19.2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyle Wheelock and Lauren Wheelock 832 Banbury Way Brentwood, TN 37027	Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	172 09 0A 145.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Jason M. Mosley and Emily C. Mosley, Co-Trustees of The Mosley Family Revocable Living Trust Agreement dated December 20, 2024 (individually and/or collectively, "Grantor"), transfer and convey unto Kyle Wheelock and Lauren Wheelock, husband and wife (individually and/or collectively, "Grantee"), 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. 143 on the Final Plat of SECTION FOUR, BANBURY CROSSING, as of record in Instrument No. 20000114-0004987, Instrument No. 20000114-0004988, Instrument No. 20000114-0004989, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason M. Mosley and Emily C. Mosley, Co-Trustees, Mosley Family Revocable Living Trust Agreement dated December 20, 2024, by Quitclaim Deed from Jason Mosley and Emily Mosley, husband and wife, of record in Instrument No. 20241220-0099281, in the Register's Office of Davidson County, Tennessee, dated December 20, 2024, and recorded on December 20, 2024.

Being the same property conveyed to Jason Mosley and Emily Mosley, husband and wife, by Warranty Deed from Arthur S. Heiman III and Jennifer E. Heiman, husband and wife, of record in Instrument No. 20210628-0087134, in the Register's Office of Davidson County, Tennessee, dated June 25, 2021, and recorded on June 28, 2021.

This is improved property located at: **832 Banbury Way, Brentwood, TN 37027**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 27th day of May, 2025.

GRANTOR:

The Mosley Family Revocable Living Trust Agreement dated December 20, 2024

By:_____
Jason M. Mosley, Co-Trustee

By:_____
Emily C. Mosley, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason M. Mosley and Emily C. Mosley, Co-Trustees of The Mosley Family Revocable Living Trust Agreement dated December 20, 2024, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of May, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

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 May 27. 2025.

Affiant Signature

2nd day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028