Karen Johnson Davidson County
Batch# 1290658 DEEDWARR
06/27/2025 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250627-0050628

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 24 day of June, 2025.

Notary Public
My commission expires: 2-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Priscilla Quaye 1382 Rural Hill Road #389 Antioch, TN 37013	**New Owner**	163-02-0C 389.00

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, KYLE STEPHEN MOSHIER AND CANDIS MOSHIER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PRISCILLA QUAYE, AN UNMARRIED WOMAN, 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:

Land in Davidson County, Tennessee, being Unit No. 389 of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Candis Moshier joins in the execution of this instrument to convey any and all marital rights she may have in said property.

Being the same property conveyed to Kyle Stephen Moshier, by deed dated 03/04/2024, from Robin Moshier, of record in Instrument No. 20240314-0017591, Register's Office for said County.

Also being all of the same property conveyed to Kyle Stephen Moshier and Robin Moshier by deed from Red Group LLC, a Tennessee limited liability company, of record in Instrument No. 20210401-0043262, dated 03/30/2021, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1382 Rural Hill Road #389, Antioch, TN 37013.

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 23 day of June, 2025.

Kyle Stephen Moshier

Candis Moshier

STATE OF NY
COUNTY OF QUEENS

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kyle Stephen Moshier and Candis Moshier, 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 23RD day of June, 2025.

My commission expires:

Notary Public

FLORIN J SPARIOSU
Notary Public - State of New York
NO. 01SP5084411
Qualified in Queens County
My Commission Expires Sep 2, 2025

Certificate of Authenticity

I Adde Dilworth, 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 **June 23, 2025**.

Date

Affiant Signature **06/23/2025**
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **23rd** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)