Karen Johnson Davidson County
Batch# 1295867 DEEDWARR
07/10/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,596.40
20250710-0054488

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $972,000.00 Brenda Norton AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JULY, 2025. Rebecca Moss NOTARY PUBLIC MY COMMISSION EXPIRES 6.29.27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3418LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Caleb Morris and Amy Morris		
2350 Granny Wright Lane	NEW OWNER	124 00 0 046.00
Hermitage, TN 37076-3919		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSHUA R. MOSS AND KASEY MOSS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CALEB MORRIS AND AMY MORRIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee and being all of Lot No. 59, Section One, BRIDLE PATH SUBDIVISION, as appearing of record in Plat Book 5200, Page 228-229, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joshua R. Moss and Kasey Moss, husband and wife, by Warranty Deed from Jennifer Lynn Pollock Osborne and Peter Osborne, Jr., wife and husband, dated July 28, 2023, and recorded July 28, 2023, of record in Instrument No. 20230728-0058507, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
3. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 5200, Page 228 and Plat Book 5200, Page 229, of the Public Records of Davidson County, Tennessee.
4. Restrictive covenants and conditions contained in instrument recorded in Book 5550, Page 483, of the Public Records of Davidson County, Tennessee.
5. Restrictive Covenant for Detached Structure contained in instrument recorded in Instrument Nos. 20120312-0021252 and 20190625-0061487, of the Public Records of Davidson County, Tennessee.
6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 2350 Granny Wright Lane, Hermitage, TN 37076-3919

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and 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 GRANTEES, their 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 our hand on the 8th day of July, 2025.

Joshua R. Moss

Joshua R. Moss

Kasey Moss

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOSHUA R. MOSS AND KASEY MOSS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☑ *"Personally " shall mean: Personally appeared by audio-video communication*

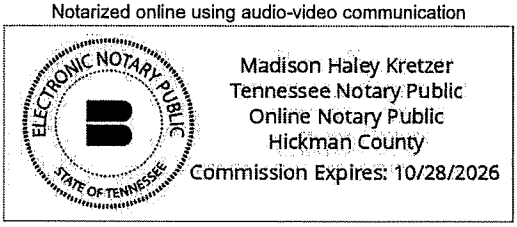
Witness my hand and official seal at Franklin, Tennessee, this 9th day of July, 2025.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 __**07/08/2025**_____ (**date of document**).

_____
Affiant Signature

_____**07/08/2025**_____
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this _**8th**__ day of _____**July**_____**, 20_25__.**

_____
Notary's Signature
My Commission Expires:_____

