This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1300903 DEEDWARR
07/23/2025 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250723-0058160

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $505,000.00

Martha Moy
Affiant Signature

Subscribed and sworn to before me on this the 22 Day of July, 2025

C. Loy Carney
Notary Public
My Commission expires _____/_____/_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

NAME AND ADDRESS OF PROPERTY OWNER:
Martha Moy and Timothy Moy
168 North Ridge Road
Sikeston, MO 63801

SEND TAX BILLS TO:
Martha Moy and Timothy Moy
168 North Ridge Road
Sikeston, MO 63801

MAP AND PARCEL NUMBER: 082030D00600CO

WARRANTY DEED
25NT00870

Effective the 21 Day of July, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Aneesh Jain, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Martha Moy, a married woman, and Timothy Moy, a single man, as joint tenants with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 6 as described in the Declaration of Covenants, Conditions, and Restrictions of FIRST NORTH TOWNHOMES, appearing of record in Instrument No. 20150909-0091653, in the Register's Office for Davidson County, Tennessee, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, as amended by the First Amendment to the Declaration of Covenants, Conditions, and Restrictions for the First North Townhomes, of record in Instrument No. 201509014¬0093197, and as amended and restated in Instrument No. 20160505-0044701, the easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, co-owners and tenants of First North Townhomes, a Horizontal Property Regime with Private Elements contained in said Declaration of Instrument No. 20150909- 0091653, said Register's Office, as amended by First Amendment of record in Instrument No. 20150914-0093197, and as amended and restated in Instrument No. 20160505-0044701, said Register's Office, the Plat filed as Exhibit A and B to said First Amendment of said Declaration and By-Laws appended thereto as Exhibit D of said First Amendment appearing of record in Instrument No. 20150914¬0093197, said Register's Office are incorporated hereby for reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Aneesh Jain, a single man from Jeffrey D. Woodard and Victoria R. Woodard, husband and wife, by warranty Deed dated 08/07/2020 and recorded 08/10/2020 in Instrument No. 20200810-0088756, Register's Office of said County. Aneesh Jain has since married and Marrisa Jain joins in to convey marital interest.

This is an improved property commonly known as: 1025 Dickerson Pike, Nashville, TN 37207-5404

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 and assigns, forever. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the 21 day of July, 2025

Aneesh Jain DIGITALLY SIGNED 07/21/2025 03:50 PM CDT

Aneesh Jain

State of TN,
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Aneesh Jain**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 07/21/2025 03:58 PM CDT

Notary Public
My Commission expires: _____/_____/_____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Marissa Jain DIGITALLY SIGNED 07/21/2025 03:52 PM CDT

Marissa Jain

State of TN,
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marissa Jain**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 07/21/2025 03:58 PM CDT

Notary Public
My Commission expires: _____/_____/_____.

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

True Copy Certification

I, **Tonya Cherry,** 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 this the 21 day of July, 2025.

Affiant Signature
Date 7-22-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028