Karen Johnson Davidson County
Batch# 1302932 DEEDWARR
07/28/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250728-0059430

WARRANTY DEED

DANIELLE CRANE NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

File No. MM-25-10473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 12/2/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Wilson and Allison Wilson	New Owner	
(NAME)	(NAME)	086-04-0B-042.00-CO
4905 Tulip Grove Ln		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Eddie B. Mosley and Lori M. Mosley, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Wilson and Allison Wilson, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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:

Being Lot No. 72 on the Plan of First Revision, Section Two, Sunset Oaks, of record in Plat Book 7900, Page 942, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eddie B. Mosley and wife, Lori M. Mosley by Warranty Deed from Frank Batson Homes, Inc of record in Book 9938, page 322, Register's Office for Davidson County, Tennessee, dated January 31, 1996 and recorded on February 05, 1996.

This is property more commonly known as 4905 Tulip Grove Ln, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with 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 is 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 my/our hand this 28th day of July, 2025.

Eddie B. Mosley

Lori M. Mosley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 28th day of July, 2025, before me personally appeared Eddie B Mosley and Lori M Mosley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2025.

Notary Signature
My commission expires:
12/2/28

DANIELLE CRANE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Danielle Crane, 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 7/28/25 (date of document).

Danielle Crane
Affiant Signature

7/28/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 28 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5-24-28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD