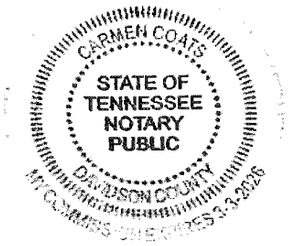
Karen Johnson Davidson County
Batch# 1306657 DEEDWARR
08/07/2025 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,758.91
20250807-0062770

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $745,650.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2025.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Simon Patrick Kerr and Erica Ann Haley	Shelter Lending Services, LLC	073-06-0-033.00
1015 Fatherland Street, #303	1245 Cheyenne Ave. #304B/304C	
Nashville, TN 37206-2967	Grafton, WI 53024	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAN R. DAVIES AND JOE P. DAVIES, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SIMON PATRICK KERR, AN UNMARRIED PERSON, AND ERICA ANN HALEY, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 75 feet of the southerly 250 feet of Lot "B" shown on a survey made by Z. J. Wilkinson, Surveyor, March 16, 1946, being part of Lot 3 in the division of Lot No. 5 of the Addison Cooper Lands, as of record in Plan Book 2, Page 133, Chancery Court at Nashville, said division not being of record, and description as follows:

Beginning at a point in the center line of Moss Rose Drive, said point being 125 feet south of an iron pin at the southwest corner of Lot "A" shown on said survey; thence along the center line of said Drive, north 40 deg. 30' west 75 feet to a point that is 50 feet south of an iron pin in the southwest corner of Lot "A" shown on said survey; thence north 72 deg. east 387 feet, more or less, to a point in the low water mark of the Cumberland River, which point is 50 feet south of an iron pin in the southeast corner of Lot "A" shown on said survey; thence along the low water line southeast 22 deg. 75 feet to a point which is 175 feet north of the northeast corner of a tract of land conveyed to C. A. Wheeler, Jr. and wife, of record in Book 2025, Page 539, Register's Office for said County thence in a westerly direction 370 feet, more or less, to the point of beginning.

Being the same property conveyed to Jan R. Davies and Joe P. Davies, wife and husband by Warranty Deed from J Matthew Hollingsworth, unmarried of record in Instrument No. 20131219-0128489 Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on December 19, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3812 Moss Rose Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of August, 2025.

Jan R. Davies

Joe P Davies

Joe P. Davies

STATE OF TENNESSEE
COUNTY OF DAVIDSON

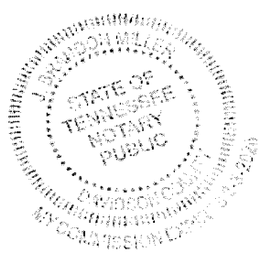
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jan R. Davies and Joe P. Davies, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of August, 2025.

Notary Public

My Commission Expires:

3-3-26



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 August 5. 2025.

Affiant Signature

7th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

