THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8849-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 595,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF September, 2025 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1318985 DEEDWARR
09/05/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20250905-0071109

KRYSTAL M SCHUSTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-24-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Morgan A. McDonald	**Morgan A McDonald**	
1402 B Otay Street	**1402 B Otay Street**	072-10-4D-001.00-CO
Nashville, TN 37216	**Nashville, TN 37216**	
(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, **Julie Frances Rockwell and Donald Lawrence Moeslein, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morgan A. McDonald, an unmarried person**

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:

Unit No A together with private elements and limited common elements appurtenant thereto, as established by Declaration of Covenants, Conditions and Restrictions for 1402 Otay Street, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20170317-0026450, and being shown on Plat attached thereto as Exhibit "B", 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 Donald Lawrence Moeslein and Julie Frances Rockwell, both unmarried, as tenants in common with the right of survivorship by Warranty Deed from Joseph Clegg and Alexandria Clegg, husband and wife of record in Instrument No. 20210517-0065831 Register's Office for Davidson County, Tennessee, dated May 13, 2021 and recorded on May 17, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1402 B Otay Street, Nashville, TN 37216**

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 our hands this the 3rd day of September, 2025.

Julie Frances Rockwell

Donald Lawrence Moeslein

STATE OF VIRGINIA
COUNTY OF STAFFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie Frances Rockwell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 03 day of SEPTEMBER, 2025.

My Commission expires: 06/30/2026

Notary Public

JOHN P WONSIK
Notary Public
Commonwealth of Virginia
Registration No. 7017883
My Commission Expires Jun 30, 2026

STATE OF VIRGINIA
COUNTY OF STAFFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald Lawrence Moeslein,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 03 day of SEPTEMBER, 2025.

My Commission expires: 06/30/2026

Notary Public

JOHN P WONSIK
Notary Public
Commonwealth of Virginia
Registration No. 7017883
My Commission Expires Jun 30, 2026

Certificate of Authenticity

I, Krystal Schuster, 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 9/3/25.

Date

Affiant Signature

9/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of September, 2025.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)