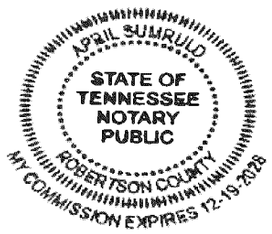
Karen Johnson Davidson County
Batch# 1324174 DEEDWARR
09/19/2025 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250919-0074856

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $345,000.00. Affiant Subscribed and sworn to before me, this the 20th day of August, 2025. Notary Public My commission expires: 12-19-2028

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:
Ryan Logan and Mackenzie Logan	Ryan Logan and Mackenzie Logan	073-06-0B-001.00-CO
3801 Moss Rose Drive	3801 Moss Rose Drive	
Nashville, TN 37216	Nashville, TN 37216	

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, **MELODY GIBSON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN LOGAN AND MACKENZIE LOGAN, HUSBAND AND WIFE**, 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 Unit No. A on the Plan of 3801 Moss Rose Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20180918-0092646, 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 Melody Gibson by Warranty Deed from Brady Development Group, LLC, a Texas Limited Liability Company of record in Instrument No. 20190429-0038961 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 29, 2019.

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 3801 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 20th day of August, 2025.

Melody Gibson

Melody Gibson

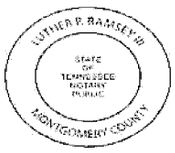
STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared by audio-video communication before me, a Notary Public in and for the County and State, the within named Melody Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2025.

Luther P Ramsey III

Notary Public
My Commission Expires 9/13/2028



Online Notary Public
My Commission Expires:
Sep 13, 2028

Electronically signed and notarized online using the Qualia platform.

Tennessee Certification of Electronic Document

I, Stuart 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 20. 2025.

Affiant Signature

18th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

