WARRANTY DEED

Karen Johnson Davidson County
Batch# 1335440 DEEDWARR
10/17/2025 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20251017-0082990

File No. AD-25-11140

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CONNIE CLIFTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

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 Moffette	New Owner	
(NAME)	(NAME)	
7219 Althorp Way #L3		172-12-0D-313.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Andrew Tyson Bissell and Christianne Bissell, Co-Trustees of The Bissell Family Revocable Trust dated July 24, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Anthony Moffette, unmarried**, 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:

Land in Davidson County, Tennessee, being Unit No. L-3 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Andrew Tyson Bissell and Christianne Bissell, husband and wife, as tenants by the entirety by Quit Claim Deed from Andrew T. Bissell, a married man of record in Instrument No. 20240730-0057308 Register's Office for Davidson County, Tennessee, dated July 24, 2024 and recorded on July 30, 2024.

Being the same property conveyed to Andrew Tyson Bissell and Christianne Bissell, Co-Trustees of The Bissell Family Revocable Trust dated July 24, 2024 by Quit Claim Deed from Andrew Tyson Bissell and Christianne Bissell, husband and wife, as tenants by the entirety of record in Instrument No. 20240730-0057309 Register's Office for Davidson County, Tennessee, dated July 24, 2024 and recorded on July 30, 2024.

This is property more commonly known as 7219 Althorp Way #L3, Nashville, TN 37211.

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 10th day of October, 2025.

The Bissell Family Revocable Trust dated July 24, 2024

By:_____
Andrew Tyson Bissell, Co-Trustee

By:_____
Christianne Bissell, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of October, 2025, before me personally appeared Andrew Tyson Bissell and Christianne Bissell, Co-Trustees of The Bissell Family Revocable Trust dated July 24, 2024, 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 10th day of October, 2025.

DAKOTA HUNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Notary Signature
My commission expires:
My Commission Expires
Apr. 18, 2028

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 10/14/25 (date of document).

Affiant Signature

10/14/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26

COLLIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL