Karen Johnson Davidson County
Batch# 1338560 DEEDWARR
10/27/2025 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $6,493.50
20251027-0085022

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052378

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,755,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2025.

Notary Public
My Commission Expires: 9-7-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Flynn Doyle, Trustee 7347 Charlotte Pike Nashville TN 37209	New Owner	Tax Parcel ID No. 129 04 0 024.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan Joseph Mosher and Diana Katharine Mosher, Co-Trustees of the Mosher Joint Revocable Trust, created June 11, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Flynn Doyle, Trustee of The CHG 2020 Irrevocable Trust** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of HARDING WOODS of record in Plat Book 2900, Page 115, 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 Bryan Joseph Mosher and Diana Katharine Mosher, Co-Trustees of the Mosher Joint Revocable Trust, created June 11, 2021, by Quitclaim Deed from Bryan J. Mosher and Diana Katharine Mosher, of record in Instrument No. 20210907-0119235, in the Register's Office of Davidson County, Tennessee, dated August 27, 2021 and recorded on September 07, 2021.

Being the same property conveyed to Bryan J. Mosher and Diana Katharine Mosher, Husband and Wife, by Quitclaim Deed from Steven Black, Spouse of Emily C. Butts, of record in Instrument No. 20170317-0026290, in the Register's office of Davidson County, Tennessee, dated March 13, 2017 and recorded on March 17, 2017.

Being the same property conveyed to Bryan J. Mosher and Diana Katharine Mosher, Husband and Wife, by Warranty Deed from Emily C. Butts, Married, of record in Instrument No. 20170317-0026289, in the Register's office of Davidson County, Tennessee, dated March 14, 2017 and recorded on March 17, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING WOODS, as recorded in Plat Book 2900, Page(s) 115.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2998, Page 498 and Book 3130, Page 627 and Extension recorded in Book 6749, Page 641.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4829, Page 365.

This is improved property located at 116 Hardingwoods Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2025.

Mosher Joint Revocable Trust

BY: Bryan Joseph Mosher, Trustee

BY: Diana Katharine Mosher, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryan Joseph Mosher and Diana Katharine Mosher, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Mosher Joint Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of October, 2025.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 10-24, 2025.

Affiant
Date: October 24th, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of October, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.