WARRANTY DEED

Karen Johnson
Batch # 1375644
02/04/2026 10:53:15 AM
Fees: $13.00 Taxes: $2,515.63

Davidson County
DEEDWARR
2 pgs

20260204-0007761

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $679,900.00

Damaya L Rees
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/ /2026

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/22/26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 1990-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michael Moses and Brayden Fernandez	First Community Mortgage	126-16-0A-550.00-CO
7717 Riverview Bend Drive	962 Robert Rose Dr.	
Nashville, TN 37221	Murfreesboro TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Joshua W. Kestner and Maggie Leah Kestner, husband and wife, and Joseph Kestner, a married man, as joint tentants with rights of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Moses, an unamrried man and Brayden Fernandez, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 342 on the Plan of Final Plat Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187, 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 Joshua W. Kestner and Maggie Leah Kestner, husband and wife, and Joseph Kestner, married, as joint tenants with rights survivorship by Warranty Deed from Kristin Humes and husband, more David Humes of record in Instrument No. 20211202-0159472 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on December 02, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7717 Riverview Bend Drive Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on February 2, 2026.

Joshua W. Kestner

Maggie Leah Kestner

Joseph Kestner

STATE OF ALABAMA

COUNTY OF Madison

Personally appeared before me, a Notary Public of said County and State, Joshua W. Kestner, Maggie Leah Kestner, and Joseph Kestner, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 2, 2026.

LESA WATTS
Notary Public
Alabama State at Large

Notary Public
Lesa Watts

My Commission Expires: Jul 21, 2026

File #: 1990-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027