Karen Johnson Davidson County
Batch# 1422745 DEEDWARR
05/20/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $973.47
20260520-0045415

# WARRANTY DEED

STATE OF ~~TENNESSEE~~ NJ VIRGINIA
COUNTY OF ESSEX

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,100.00.

Juliet M. Moser
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15 day of May, 2026.

Walter James Scott
Notary Public

(Affix Seal)

My Commission Expires: 01/31/2029

2026-05-4129

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

WILLIE JAMES SCOTT
NOTARY PUBLIC
REGISTRATION # 7916862
COMMONWEALTH OF VIRGINIA
COMMISSION EXPIRES 01/31/2029

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Kristen Kopp and David Kopp<br>8121 Lenox Creekside Drive<br>Unit O-3<br>Cane Ridge, TN 37013 | NEW OWNER | Map/Parcel<br>181-02-0A-232.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Juliet M. Moser, Trustee of The Juliet M. Moser Revocable Living Trust dated March 10, 2015**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristen Kopp and David Kopp, wife and husband**, hereinafter called the GRANTEE, its successors and assigns, that 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. O-3, of Lenox Creekside, Phase 6, as set forth in the Amendment of First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq., as amended, of record as Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Juliet M. Moser, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130613-0060571 Register's Office for Davidson County, Tennessee, dated June 11, 2013 and recorded on June 13, 2013.

Being the same property conveyed to Juliet M. Moser, Trustee of the Juliet M. Moser Revocable Living Trust, Dated March 10, 2015 by Quitclaim Deed from Juliet M. Moser, unmarried of record in Instrument No. 20150617-0057697 Register's Office for Davidson County, Tennessee, dated May 05, 2015 and recorded on June 17, 2015.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8121 Lenox Creekside Drive, Unit O-3, Cane Ridge, TN 37013.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 15TH day May, 2026.

The Juliet M. Moser Revocable Living Trust dated March 10, 2015

By: Juliet M. Moser
Juliet M. Moser, Trustee

STATE OF VIRGINIA
COUNTY OF ESSEX

Personally appeared before me, the undersigned, a notary public in and for said State and County, Juliet M. Moser, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of The Juliet M. Moser Revocable Living Trust dated March 10, 2015, with the authority to transfer and convey by themselves as the Trustee(s) under the said The Juliet M. Moser Revocable Living Trust dated March 10, 2015.

Witness my hand, at office, this 15 day of May, 2026.

Willie James Scott
Notary Signature
My commission expires: 01/31/2029

WILLIE JAMES SCOTT
NOTARY PUBLIC
REGISTRATION # 7916862
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 01/31/2029

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/14/24.

Date

Affiant Signature

5/14/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of May, 24.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

