Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1422764
05/20/2026 10:13:50 AM
Fees: $13.00 Taxes: $4,477.00

Davidson County
DEEDWARR
2 pgs

20260520-0045435

39-B
File #26-1126

WARRANTY DEED

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, the undersigned **Ross Moffitt and Laine Moffitt, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Venable and Alexandrea Venable, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two, McGaughey Heights, of record in Book 1835, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 is described as follows : Beginning on the Westerly side of Lovewood Drive at the corner of Lots Nos. 22 and 23; thence with the line between said lots Westwardly 234.3 feet to the corner of lots Nos. 22 and 23 and the East line of Lot No. 21; thence with the line between said Lots Nos. 21 and 23 Southwardly 48.6 feet to the Southeast corner of Lot No. 21; thence South 65 degrees 47 minutes East 136.6 feet; thence South 76 degrees 04 minutes West 143.8 feet to the Westerly side of Lovewood Drive; thence with said Drive, Northwardly 130 feet to the beginning.

Being the same property conveyed to Ross Moffitt and Laine Moffitt, husband and wife by Warranty Deed from Rudy Allen Lindsey, Jr and Mitzi B. Lindsey, husband and wife of record in Instrument No. 20220907-0100427 Register's Office for Davidson County, Tennessee, dated September 01, 2022 and recorded on September 07, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4703 Lovewood Drive, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jeffrey Venable
Alexandrea Venable
4703 Lovewood Drive
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
061-08-0-086.00

WITNESS THE EXECUTION HEREOF this 19th day of May, 2026.

Ross Moffitt

Laine Moffitt

State of Tennessee)
County of Davidson)

On this 19th day of May, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ross Moffitt and Laine Moffitt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,210,000.00.**

Affiant

Sworn and subscribed before me on this the 19th day of May, 2026.

Notary Public

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029