WARRANTY DEED

Karen Johnson Davidson County
Batch# 1425467 DEEDWARR
05/27/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260527-0048023

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: 2-23-30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William David Kersten and Kent L. Kersten		
(NAME)	(NAME)	
4719 Timberhill Court	New Owner	146 04 0 014.00
(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, **MARSHALL WILLIAM MOSER JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM DAVID KERSTEN, AN UNMARRIED MAN AND KENT L KERSTEN, A MARRIED MAN** HEREINAFTER CALLED THE GRANTEES, 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. 787 on the Plan of CALDWELL HALL, SECTION THIRTEEN, of record in Plat Book 3300, Page 66, Register's Office for said County.

Said Lot No. 787 fronts 37.78 feet on the Southerly side of Timberhill Court and runs back 150.15 feet on the Northwesterly line and 135.24 feet on the Southeasterly line to a dead line, which is a broken line, on which it measures 171.05 feet.

Being the same property conveyed to Marshall William Moser and wife, Mary Elizabeth Moser, by Warranty Deed from Alvin U. Nunley and wife, Ada A. Nunley, of record in Book 4232, Page 441, in the Register's Office of Davidson County, Tennessee, dated April 23, 1968, and recorded May 02, 1968. The said Mary Elizabeth Moser died on December 13, 1973, and her interest vested in Marshall William Moser as tenant by the entirety. Marshall William Moser died testate on December 10, 1984, leaving Paul William Moser, David Michael Moser and Marhsall William Moser, Jr as the Devisees under the Will of Marshall William Moser probated in Docket No. 75881, in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Marshall William Moser, Jr., by Quitclaim Deed from Paul William Moser and David Michael Moser, of record in Instrument No. 20260522-0046711, in the Register's Office of Davidson County, Tennessee, recorded on May 22, 2026.

MO2026-625

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4719 Timberhill Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 26 day of May, 2026

Marshall W Moser Jr.

MARSHALL WILLIAM MOSER JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marshall William Moser Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of May, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public

MO2026-625

202605270048023

True Copy Certification

I, Kim Murray, 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 is a true and correct copy of the original document executed and authenticated according to law on 5-26-26.

Kim Murray
Signature

Date: May 26, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 26 day of May, 2026.

Janice H. Collins
Notary Public

My commission Expires: 5/8/29

SEAL

