BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Karen Johnson
Batch # 1426898
06/01/2026 11:32 AM
Fees: $18.00 Taxes: $1,369.00

Davidson County
DEEDWARR
3 pgs

20260601-0049074

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Susan L. Stanton	Old National Bank	128-12-0C-001.00-CO
(NAME)	(NAME)	
1040 Woodbury Falls Drive	101 Northwest Fourth	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventy Thousand And No/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TURNER MOSS, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN L. STANTON,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 1040, as specified on the plan of Woodbury Townhomes, Phase 1, as shown as Exhibit E to the Declaration of Covenants, Conditions, and Restrictions for Woodbury Townhomes, establishing a Horizontal Property Regime (with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as of record in Instrument No. 20060310-0028278, amended in Instrument No. 20080201-0010772,

Register's Office for Davidson County, Tennessee; including, without limitation, those By-Laws appended thereto. Reference is hereby made to the plan of Woodbury Townhomes, Phase 1, for placement of Units and for a more complete and accurate legal description of said property.

Being the same property conveyed to Turner Moss, unmarried man by Warranty Deed from Nahun Reyes Perez, unmarried of record in Instrument No. 20230703-0050420, Register's Office for Davidson County, Tennessee, dated June 22, 2023 and recorded on July 03, 2023.

Molly Moss joins to relinquish all right, title, interest, marital or otherwise.

unimproved ☐
This is improved ☑ property, known as 1040 Woodbury Falls Drive, Nashville, TN 37221
(House No.) (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.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 28th day of May, 2026.

Turner Moss

Molly Moss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of May, 20 26, before me personally appeared Turner Moss and Molly Moss to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8-12-2028

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY