Karen Johnson Davidson County
Batch# 1478051 DEEDWARR
09/28/2026 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20260928-0089280

WARRANTY DEED

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

File No. KS-26-3751

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Schneider	New Owner	
(NAME)	(NAME)	
1108 Cinderella Ave		052-09-0-044.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(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/we, **Delois Moeller Moss, Trustee of The Bradley Wayne Moss Marital Testamentary Trust, created under the Last Will and Testament of Bradley Wayne Moss**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack E. Schneider, an unmarried man**, 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:

Being Lot No. 20 of a subdivision of Lots Nos. 20, 21, 24, & 25, Montague Subdivision of record in book 843, page 79, Register's Office for said County.

Said Lot No. 20 fronts 94 feet on the westerly side of Cinderella Street, and extends back between parallel lines, 120 feet to a dead line.

Being the same property conveyed to Bradley Wayne Moss and wife, Geraldine H. Moss, by deed from Janes Henry Hedgepath and wife, Ruth B. Hedgepath, of record in Book 3374, page 139, Register's Office for said County.

Being the same property conveyed to Bradley Wayne Moss by Quitclaim deed from Geraldine H. Moss of record in Book 5609, page 435, Register's Office for Davidson County, Tennessee, dated 5/28/1980 and recorded on 6/11/1980.

Bradley Wayne Moss, having since died testate on April 20, 2026, with his Last Will and Testament being admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, as found in Case No. 26P-961, naming Delois Moeller Moss the Executor of his Estate.

This is property more commonly known as 1108 Cinderella Ave, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of September, 2026.

The Bradley Wayne Moss Marital
Testamentary Trust, created under the Last
Will and Testament of Bradley Wayne Moss

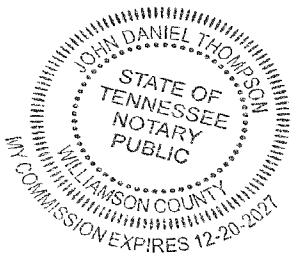
By: Delois Moeller Moss
Delois Moeller Moss, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2026, before me personally appeared Delois Moeller Moss, Trustee of The Bradley Wayne Moss Marital Testamentary Trust, created under the Last Will and Testament of Bradley Wayne 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's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2026.

Daniel Thompson
Notary Signature
My commission expires: 12/20/27



Tennessee Certification of Electronic Document

I, Tricia Hurtt, 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 9/25/2026 (date of the document).

Tricia Hurtt

Affiant Signature

9/25/2026

Date

State of Tennessee

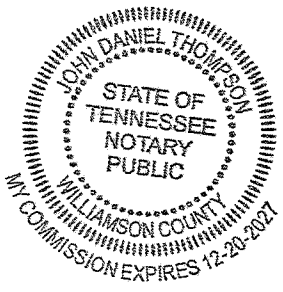
County of Williamson

Sworn to and subscribed before me this 25 day of September, 2026.

Daniel Thompson

Notary Public

My Commission Expires: 12/20/2027



NOTARY'S SEAL