Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216388 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$855,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 16th day of February, 2022. Notary Public My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16th day of February, 2022, among:

JAMES MOORE AND WIFE, SARA MOORE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

1029 14TH AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being northerly 51 feet of Lot No. 23 on the Plan of Bransford Realty Company's Subdivision (sic) of the Edgar Jones Home Place of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 23 fronts 51 feet on the easterly side of 28th Avenue South, formerly the Compton Road and runs back between parallel lines, with the southerly margin of Jones Avenue, 180 feet to an alley, Together with and subject to a Joint Driveway Maintenance Agreement of record in Book 6342, Page 968, said Register's Office.

Being the same property conveyed to Hunter Moore and Bonnie Moore by Warranty deed from Zhislin Family Trust, Alexander Zhislin, trustee of record in Instrument No. 20141007-0093004 Register's Office for Davidson County, Tennessee, dated October 3, 2014 and recorded on October 7, 2014.

Being the same property conveyed to Hunter and Bonnie Moore, husband and wife, and James Moore, their son by Quit Claim deed from Hunter and Bonnie Moore, husband and wife of record in Instrument No. 20141112-0104073 Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 12, 2014.

Being the same property conveyed to James Moore and wife, Sara Moore by Warranty deed from J Hunter Moore and Bonnie H. Moore, husband and wife, and James Moore of record in Instrument No. 20181129-0116367 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 29, 2018.

Being also known as 2000 Natchez Trace Nashville, Tennessee 37212.

Karen Johnson Davidson County
Batch# 807966 **DEEDWARR**
02/17/2022 03:31:20 PM 2 pgs
Fees: $13.00 Taxes: $3,163.50
20220217-0018790

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

James Moore

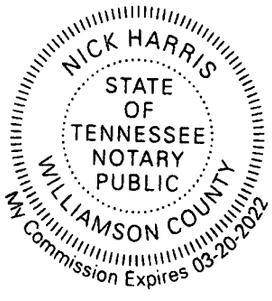
Sara Moore

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **James Moore and Sara Moore**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of February, 2022.

Notary Public
My Commission Expires:_____



Owner Name & Property Address:

Name: 1029 14th Ave Partners
Address: PO Box 59088
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: NEW OWNER
Address: P.O. Box 59088
City, State, Zip: Nashville, TN 37205

Tax ID: 104-11-0-135.00