Karen Johnson Davidson County
Batch# 974855 DEEDWARR
02/28/2023 09:38:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230228-0013943

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 146 04 0 113.00

WARRANTY DEED

Property Address & New Owner:
CHAD L. MOORE or
THERESA M. MOORE, Trustees of the
MOORE REVOCABLE LIVING TRUST
510 Richmar Drive
Nashville, TN 37211

Mail Tax Statement to:
Chad L. Moore
Theresa M. Moore
510 Richmar Drive
Nashville, TN 37211

The **GRANTORS, CHAD L. MOORE and THERESA M. SWAGLER, now known as THERESA M. MOORE,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

CHAD L. MOORE or THERESA M. MOORE, Trustees of the MOORE REVOCABLE LIVING TRUST, dated February 7, 2023

The MOORE REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 727 on the Plan of Caldwell Hall, Section XI, as of record in Book 3300, page 54, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 727 fronts 80 feet on the easterly side of Richmar Drive and extends back between parallel lines 240.1 feet to a dead line.
>
> Being the same property conveyed to CHAD L. MOORE and THERESA M. SWAGLER, by deed of record in Book 11184, Book 101 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to any and all existing easements, restrictions an building setback lines of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any

Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 7th day of February, 2023, by the undersigned.

CHAD L. MOORE

THERESA M. SWAGLER

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **CHAD L. MOORE and THERESA M. SWAGLER, now known as THERESA M. MOORE,** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 7th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 7th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Comm. Exp. 01-19-2025