THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6610-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 323,000.00. Mollie Berliss Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2023 Notary Public MY COMMISSION EXPIRES: 9/8/25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1055957 DEEDWARR
10/02/2023 07:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,195.10
20231002-0076803

BROOKE SOBO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 09-08-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mollie Berliss	Pinnacle Bank	
4487 Post Place #79	150 3rd Avenue S, Ste 1000	103-15-0B-079.00-CO
Nashville, TN 37205	Nashville, TN 37201	
(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, **Walter W. Moore, II and Claudia J. Moore as Trustees under The Moore Family Trust Agreement u/a/d 12/22/12**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mollie Berliss, unmarried**

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:

A Condominium apartment in Davidson County, Tennessee being Unit 79 Lion's Head Condominium Apartment, a horizontal regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 82, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited elements of the Condominium.

Being the same property conveyed to Walter W. Moore, II and Claudia J. Moore as Trustees under The Moore Family Trust Agreement u/a/d 12/22/12 by Warranty deed from Stephen J. Poteet and wife Tiffany Dawn Poteet of record in Instrument No. 20130624-0064536 Register's Office for Davidson County, Tennessee, dated June 14, 2013 and recorded on June 24, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4487 Post Place #79, Nashville, TN 37205**

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 our hands this the 28 day of Sept, 2023.

Walter W. Moore, II and Claudia J. Moore as Trustees under The Moore Family Trust Agreement u/a/d 12/22/12

BY: Walter W. Moore, II, Trustee
Walter W. Moore, II, Trustee

BY: Claudia J. Moore, Trustee
Claudia J. Moore, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Walter W. Moore, II** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Moore Family Trust Agreement u/a/d 12/22/12** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Walter W. Moore, II** as such **Trustee**.

Witness my hand and official seal this the 28 day of September, 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8, 2023

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Claudia J. Moore,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Moore Family Trust Agreement u/a/d 12/22/12** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Claudia J. Moore** as such **Trustee**.

Witness my hand and official seal this the 28 day of September, 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8, 2023

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on 9/28/2023.

John Cobb Rochford

9/28/2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 9/28/2023.

Brooke Sobo

My commission expires: 9/8/25

