Karen Johnson Davidson County
Batch# 1072413 DEEDWARR
11/16/2023 10:08:30 AM 8 pgs
Fees: $43.00 Taxes: $370.00
20231116-0089347



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2023.

Notary Public

My Commission Expires: 7/11/2024

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Rhythm Development 401K Jeff Kendig P.O. Box 160162 Nashville, TN 37216	042-00-0-005.00	New Owner P.O. Box 160162 Nashville TN 37216

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of November, 2023, by and between **CHARLES WINFREY MOORE, LINDA MOORE MAGGART, AND STEVEN H. MOORE** (hereinafter referred to as the "Grantor"), and **RHYTHM DEVELOPMENT 401K AND JEFF KENDIG, A MARRIED MAN** (hereinafter referred to as the "Grantee").

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND AND NO DOLLARS($100,000.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, that certain real property, lying and being in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "A"

This is unimproved property located at: 3993 Dickerson Pike, Nashville, TN 37207

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

TO HAVE AND TO HOLD, the Property, together with all the appurtenances, estate, title, interest, and hereditaments thereto belonging to Grantee, its successors and assigns forever. Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is free from all liens, claims and encumbrances except real property taxes to be assessed for the year 2024 and subsequent years; and that the Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 9th day of November, 2023.

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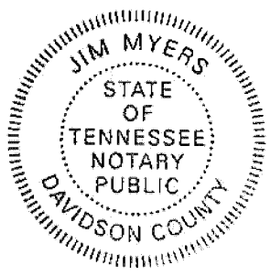
GRANTOR:

By: Charles Winfrey Moore
Charles Winfrey Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Winfrey Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of November, 2023.



Notary Public
My Commission Expires: 11-6-2024

GRANTOR:

By: _____
Linda Moore Maggart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Moore Maggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of November, 2023.

_____
Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

By: Steven H. Moore
Steven H. Moore

STATE OF ALABAMA)
COUNTY OF Madison)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven H. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 8 day of November, 2023.

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

Notary Public
My Commission Expires: 6/8/24

EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being a part of Lot Number Two (2) of the subdivision of lands of Mrs. Anna Buscher, a plan of which is of record in Book 843, Page 100, Register's Office for Davidson County, Tennessee, and said tract herein conveyed by this instrument is more particularly described as follows:

Beginning at a point in the western boundary line of said Lot Number Two (2) of the subdivision of the lands of Mrs. Anna Buscher, 4.42 poles from the southeast corner of said Lot Number Two (2); thence South 3 and 1/4 degrees West, along the western boundary line of said Lot Number Two (2), 4.42 poles to the southeast corner of said Lot Number Two (2), thence North 83 and 3/4 degrees West, along the southern boundary line of said Lot Number Two (2), 72.6 poles to the southwest corner of said Lot Number Two (2), thence North 20 and 1/4 degrees East, 3.65 poles along the western boundary line of said Lot Number Two (2), to a stake in said boundary line; thence in an easterly direction in a straight line 71.45 poles to the beginning, containing 1.78 acres, more or less.

Included in the above legal description but specifically excluded from portion of property conveyed to Three Circle, Inc., a Tennessee Corporation, of record in Instrument No. 20200212-0016019, Register's Office for Davidson County, Tennessee.

Bring part of the same property conveyed to Charles Winfrey Moore, a one-half undivided interest, and the remaining one half undivided interest equally to Linda Moore Maggart, Steven H. Moore and Martha H. Moore by Quitclaim Deed from Charles Winfrey Moore, Linda Moore Maggart, Steven H. Moore and Martha H. Moore, being all the heirs at law of Mamie Bell Moore AKA Mamie Bell Kemper Moore, dated May 22, 2017, recorded May 22, 2017, of record in Instrument No. 20170522-0050631, Register's Office for Davidson County, Tennessee.

The said Mamie Bell Moore a/ka/ Mamie Bell Moore a/k/a Mamie K. Moore died intestate on October 5, 1995. Her husband, C. Bryant Moore, predeceased her having died on February 22, 1984. There were two children born of the marriage, Charles Winfrey Moore and William Herschel Moore. There were no other children, born or adopted, during the marriage or otherwise. Pursuant to the Affidavit of Heirship recorded in Instrument No. 20231102-0086042, Register's Office for Davidson County, Tennessee, Mamie Bell Moore a/ka/ Mamie Bell Moore a/k/a Mamie K. Moore was survived by her two sons Charles Winfrey Moore and William Herschel Moore.

The said William Herschel Moore, a single person died testate on May 22, 2000. During his lifetime, he was married to Martha Elizabeth Moore a/k/a Martha H. Moore but was since divorced. There were two children born of the marriage, Linda Darlene Moore n/k/a Linda M. Maggart and Steven Herschel Moore. The said Martha H. Moore, Linda Moore Maggart and Steven H. Moore were named as the

beneficiaries under the Last Will and Testament of William Herschel Moore, of record in Docket No. 2000P-186, Chancery Probate Court of Sumner County, Tennessee.

The said Martha H Moore a/k/a Martha Head Moore died testate on July 8, 2022, naming Linda Moore Maggart and Steven Herschel Moore as the beneficiaries of her estates pursuant to the Last Will and Testament of record in Docket No. 22P1349, Probate Court for Davidson County, Tennessee. There were no other children, born or adopted, during the marriage or otherwise.

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 9, 2023**.

Date

Affiant Signature

November 16, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **16th** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026