THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6804-WE	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,120,000.00. Affiant
Karen Johnson Davidson County Batch # 1087677 DEEDWARR 01/02/2024 02:25:19 PM 2 pgs Fees: $13.00 Taxes: $4,144.00 20240102-0000279	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2023. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen Marie Kiernan and Ashley Kyle Ready	Synovus Bank	
5726 Knob Rd	P.O. Box 2868	103-05-0-011.00
Nashville, TN 37209-4523	Columbus, GA 31902-2868	
(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, **Moore REI Venture, a Tennessee joint venture**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colleen Marie Kiernan and Ashley Kyle Ready, joints tenants with right of survivorship**

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:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Hillwood Park of record in Plat Book 3300, Page(s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter Hart and Katherine Hart, husband and wife by Warranty Deed from Nancy C. Mannon, Trustee of the Zana M. Marines Living Trust Agreement dated November 21, 2011 of record in Instrument Number 20130917-0097834, in the Register's Office for Davidson County, Tennessee, dated September 16, 2013 and recorded on September 17, 2013

Being the same property conveyed to Moor REI Venture, a Tennessee joint venture by Warranty Deed from Peter Hart and Katherine Hart, husband and wife of record in Instrument Number 20220225-0021656, in the Register's Office for Davidson County, Tennessee, dated February 23, 2022 and recorded on February 25, 2022.

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 **5726 Knob Rd, Nashville, TN 37209-4523**

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 21st day of December, 2023.

Moore REI Venture, a Tennessee joint venture

BY: _____
R. L. Moore
Its: Managing Joint Venturer

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared **R. L. Moore**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Managing Joint Venturer** of the maker, **Moore, REI Venture**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 21st day of December, 2023.

My Commission expires 5-9-26

_____
Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON