This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F). _____, Affiant Sworn to and subscribed before me this January 8, 2024. _____ Comm Exp: _____ Notary Public

Karen Johnson Davidson County
Batch# 1090167 DEEDWARR
01/10/2024 11:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240110-0002126

This instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
DEBORAH H. MOORE, Trustee		
MOORE REVOCABLE LIVING TRUST dated January 8, 2024	SAME AS NEW OWNER	145-07-0-010.00
5041 Villa Crest Drive		
Nashville, Tennessee 37220		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, PATRICK A. MOORE and wife, DEBORAH H. MOORE (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to DEBORAH H. MOORE, Trustee of the MOORE REVOCABLE LIVING TRUST dated January 8, 2024, (Grantee) and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Villa Estates, of record in Book 3600, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to PATRICK A. MOORE and wife, DEBORAH H. MOORE, by LOTHAR W. BULLESBACH and wife, ROSE MARIE BULLESBACH, by Warranty Deed of record in Book 7058, Page 480, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The improved property is known as 5041 Villa Crest Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on January 8, 2024.

Patrick A. Moore, by Deborah H. Moore as POA
PATRICK A. MOORE

Deborah H Moore
DEBORAH H. MOORE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH H. MOORE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in her individually capacity and as the valid power of attorney for PATRICK A. MOORE, for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this January 8, 2024.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 January 8, 2024.

PARKER T. BROWN 1/8/24 Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 8 day of January, 2024.

Notary Public

My Commission Expires: _____

