This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-2553-SL

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-DTR-23-827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2024.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch # 1091546 DEEDWARR
01/22/2024 11:46:04 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20240122-0003180

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Moon Equities, LLC 6100 Wilshire Blvd. Los Angeles, CA 90048	The New Owner	160 02 0 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Robert Bruce Barr, Jr., individually and as Executor of the Estate of Martha L. Barrm, deceased, and James Lee Barr, individually**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Moon Equities, LLC, a Delaware limited liability company**, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Westerly 143 feet of Lot No. 16 and the Easterly 79 feet of Lot No. 15 on the Plan of Forrest Acres Subdivision, Section II, as of record in Book 1424, page 17, Register's Office for said County.

Said part of said lots adjoin and front together 222 feet on the Southerly side of Redwood Drive, and runs back between lines, 208 feet on the Easterly line and 207.5 feet on the Westerly line, to a dead line in the rear, on which they measure 222 feet.

Being the same property conveyed to Robert B. Barr and wife, Martha L. Barr by Warranty deed from Helen S. Warren of record in Book 4652, page 803, Register's Office for Davidson County, Tennessee, dated October 28, 1972 and recorded on November 06, 1972.

Said Robert B. Barr died May 2, 2009 vesting Martha L. Barr as the surviving tenant. Said Martha L. Barr died testate on November 14, 2020. Her interest in the property vested at death in Robert Bruce Barr, Jr and James Lee Barr as Devisees under her duly probated Last Will and Testament in Docket 22PR-12668 in the Chancery Court for Williamson County, Tennessee.

The said Robert Bruce Barr, Jr joins in this conveyance in his capacity as Executor in order to convey any and all potential interest the Estate of Martha L. Barr may have in the subject property.

This is improved property located at: **827 Redwood Drive, Nashville, TN 37220**.

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2024.

GRANTOR:

The Estate of Martha L. Barr

By: Robert Bruce Barr Jr.
Robert Bruce Barr, Jr., Executor

STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Bruce Barr, Jr., Executor of The Estate of Martha L. Barr, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of January, 2024.

Notary Public
My Commission expires: 9-21-26

Robert Bruce Barr Jr.
Robert Bruce Barr, Jr.

James Lee Barr

STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert Bruce Barr, Jr. and James Lee Barr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of January, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26