Karen Johnson Davidson County
Batch # 1095739 DEEDWARR
01/30/2024 09:57:21 AM 3 pgs
Fees: $18.00 Taxes: $13,875.00
20240130-0006396

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201 TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,750,000.00. **Affiant** Subscribed and sworn to before me, this 29th day of January, 2024. Notary Public My Commission Expires: 5-9-26

Address New Owner As Follows:
Tyler Clarke Moore and
Kathryn Harvey Moore
4514 Yancey Drive
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
130-16-0-052.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto TYLER CLARKE MOORE AND KATHRYN HARVEY MOORE, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Yancey Subdivision, as of record in Book 2330, page 18, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 9 fronts 238 feet on the easterly side of Yancey Drive and extends back 177 feet on the northerly line and 189.5 feet on the southerly line to a dead line in the rear measuring 238.3 feet thereon.
>
> Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Martha Brown Carpenter, individually and Martha Brown Carpenter, Executrix of the Estate of Edsel F. Brown, deceased, of record as Instrument No. 20210716-0096137, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2024 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1449, page 155; Book 1728, page 117; Book 1728, page 119 and Book 2449, page 627, Register's office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2330, page 18, Register's office for Davidson County, Tennessee.

4. Anchor Easement of record at Instrument No. 20230214-0010658, Register's office for Davidson County, Tennessee.

This is improved property known as: 4514 Yancey Drive, Nashville, TN 37215.

{Signature page to follow}

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 Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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.

WITNESS my hand this 29th day of January, 2024.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, 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 PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29 day of January, 2024.

_____
Notary Public

My Commission Expires: _____

