Name and Address of New Owner:
Gregory Terry Moore and Dawn M.
Moore 712 Colina Circle

Knoxville, TN 37922

Send Tax Bills To:
Gregory Terry Moore and Dawn M.
Moore 712 Colina Circle

Knoxville, TN 37922

This Instrument Prepared By:
Laura E. Dixon
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 116-03-0B-143.00

Karen Johnson Davidson County
Batch# 1105321 DEEDWARR
02/28/2024 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,529.95
20240228-0013687

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Suzanne D. Pendergrass, Trustee of Susanne D. Pendergrass Living Trust dated August 2, 2018**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gregory Terry Moore, and Dawn M. Moore,** as husband and wife "the Grantees," the following described real estate in Davidson County, Tennessee:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 143 on the Plan of Royal Oaks Apartments, Condominium Apartments, as shown on Plat of record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee, together with an undivided interest in common elements of 4505 Harding Road Homeowner's Association, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed from Suzanne D Pendergrass to Suzanne D. Pendergrass, Trustee of Suzanne D. Pendergrass Living Trust, established by the Revocable Trust Agreement of Suzanne D. Pendergrass dated August 2, 2018, as amended and restated from time to time, and to her successors by Quitclaim Deed dated August 02, 2018 and recorded on August 09, 2018 as Instrument No. 20180809-0078729 of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quit Claim Deed recorded under Instrument No. 20180809-0078729 in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2024.

Susanne D. Pendergrass Living Trust
dated August 2, 2018

By: _____ (SEAL)
Suzanne D. Pendergrass, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2024, before me personally appeared Suzanne D. Pendergrass, Trustee of Susanne D. Pendergrass Living Trust dated August 2, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2024.

Sarah Calhoun
Notary Signature
My commission expires: 3-6-2027

SARAH NORRIS CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-6-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $413,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of February, 2024.

Notary Signature
My commission expires: March 9, 2027

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Property Address: 4505 Harding Pike, #143, Nashville, TN 37205

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 February 28, 2024.

Steve Berneman

Date: 28th day of February, 2024

State of Tennessee
County of Davidson

Sworn and subscribed before me on 28th day of February, 2024 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2024-3915-TN