WARRANTY DEED

Karen Johnson
Batch # 1115327
03/27/2024 08:31:18 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20240327-0021138

Date: March 20, 2024

Grantor: LARRY M. MOORE and wife, BETH H. MOORE

Grantor's Mailing Address (including county):

LARRY M. MOORE and BETH H. MOORE
1810 Kennedy Street
Mission, Texas 78572
Hidalgo County

Grantee: LARRY MOORE and BETH MOORE, Co-Trustees, (such Trustees hereinafter referred to as "Grantee") of the MOORE FAMILY REVOCABLE LIVING TRUST (the "Trust"), such Trust having been established under that certain revocable Declaration of Trust dated February 19, 2024, by and between LARRY MOORE and BETH MOORE of Hidalgo County, Texas, as Grantors, and LARRY MOORE and BETH MOORE of Hidalgo County, Texas as Trustees

Grantee's Mailing Address (including county):

LARRY MOORE and BETH MOORE
1810 Kennedy Street
Mission, Texas 78572
Hidalgo County

Consideration: **Ten and NO/100 Dollars ($10.00) and other valuable consideration, including specifically, the contribution into a revocable living trust for the benefit of Grantor**

Property (including any improvements):

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Malvin Heights of record in Plat Book 2330, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address: 911 Shauna Drive, Nashville, Tennessee 37214
Tax Parcel No.: 096-13-0-141.00
Source Document Number 20210423-0054632

Reservations from and Exceptions to Conveyance and Warranty:

Subject to all reservations, restrictions, covenants, conditions, rights of way and easements of record, if any, insofar as the same presently affect the above described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys the Property to Grantee, Grantee's Heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Larry M. Moore
LARRY M. MOORE, Grantor

Beth H. Moore
BETH H. MOORE, Grantor

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 20 day of march, 2024 by LARRY M. MOORE and BETH H. MOORE.

JOHN D. BLANTON
My Notary ID # 133396804
Expires October 18, 2025

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Notary's printed name: JOHN D BLANTON

My commission expires: OCT 18, 2025

PREPARED IN THE LAW OFFICE OF:

Joseph R. Preston
5111 North 10th Street
McAllen, Texas 78504
(956) 499-7259
(956) 618-0014 Fax

AFTER RECORDING RETURN TO/ MAIL TAX STATEMENTS TO:

Mr. and Mrs. Larry Moore
1810 Kennedy Street
Mission, Texas 78572

NOTICE

This instrument was prepared solely from information and on instructions given us by our client. No title opinion or other information has been furnished to us in connection with its preparation.

JOSEPH R. PRESTON
ATTORNEY AT LAW

THE STATE OF TEXAS §
§
COUNTY OF HIDALGO §

The actual consideration or true value, whichever is greater for this transfer is $ 250,400.00.

Affiant: Larry M. Moore

Affiant: Beth H. Moore

Subscribed and sworn to before me this the 20 day of March, 2024.

JOHN D. BLANTON
My Notary ID # 133396804
Expires October 18, 2025

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Notary's printed name: JOHN D BLANTON

My commission expires: OCT 18, 2025