Karen Johnson Davidson County
Batch# 1126177 DEEDWARRSP
04/23/2024 02:48:30 PM 8 pgs
Fees: $43.00 Taxes: $1,113.96
20240423-0029296

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Joseph Hunter Moore and Bonnie H. Moore, Co-Trustees 2115 Natchez Trace Nashville, TN 37212	Same	104 11 0 217.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES HARRIS MOORE, SUCCESSOR TRUSTEE FOR THE JAMES HARRIS MOORE 1996 VESTED TRUST and BONNIE H. MOORE and REBECCA DOROTHY MOORE, SUCCESSOR CO-TRUSTEES FOR THE REBECCA DOROTHY MOORE 1996 VESTED TRUST (collectively, the Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto JOSEPH HUNTER MOORE and BONNIE H. MOORE, all of our right, title and interest as trustees, which is a 23% interest each, in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Block 7, Fairfax Place, of record in Plat Book 547, pages 137 and 138, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed by deed of record as Instrument #20071228-0148502, Register's Office for Davidson County Tennessee.

Being property known as 2113 Natchez Trace, Nashville, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, their successors in trust and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for matters shown on Exhibit A attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, their successors in trust and assigns, against the lawful claims of all persons claiming by, through or under Grantor (but not further or otherwise), except for claims arising out of the foregoing.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 13th day of April, 2024.

JAMES HARRIS MOORE, SUCCESSOR TRUSTEE FOR THE JAMES HARRIS MOORE 1996 VESTED TRUST

BONNIE H. MOORE, CO-TRUSTEE FOR THE REBECCA DOROTHY MOORE 1996 VESTED TRUST

REBECCA DOROTHY MOORE, SUCCESSOR CO-TRUSTEE FOR THE REBECCA DOROTHY MOORE 1996 VESTED TRUST

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, James Harris Moore, as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 13 day of April, 2024.

Notary Public
My Commission Expires: 09/08/2025
My Commission Expires:

SEAN WELTON SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/08/2025
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned have executed this instrument on this ___day of _____, 2024.

_____
JAMES HARRIS MOORE, SUCCESSOR TRUSTEE FOR THE JAMES HARRIS MOORE 1996 VESTED TRUST

Bonnie H. Moore, co-trustee
_____
BONNIE H. MOORE, CO-TRUSTEE FOR THE REBECCA DOROTHY MOORE 1996 VESTED TRUST

_____
REBECCA DOROTHY MOORE, SUCCESSOR CO-TRUSTEE FOR THE REBECCA DOROTHY MOORE 1996 VESTED TRUST

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **James Harris Moore**, as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this _____ day of _____, 2024.

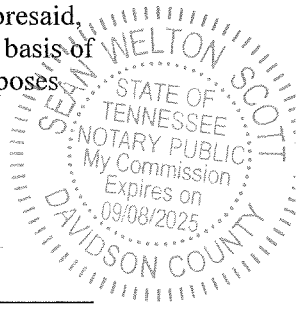
_____
Notary Public
My Commission Expires:_____
My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **Bonnie H. Moore**, as Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 10 day of April, 2024.



Notary Public
My Commission Expires: 09/08/2025

STATE OF OREGON

COUNTY OF _____

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **Rebecca Dorothy Moore**, as Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this _____ day of _____, 2024.

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF Davidson

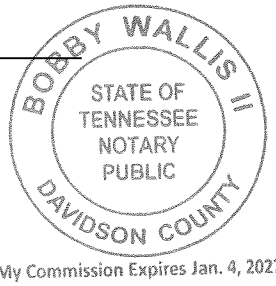
The actual consideration for this transfer or value of property conveyed (whichever is greater) is $301,070.

Bonnie H. Moore
Affiant

Sworn to and subscribed before me this 11th day of April, 2024.

Notary Public

My Commission Expires: Jan 4, 2027



IN WITNESS WHEREOF, the undersigned have executed this instrument on this 16 day of April, 2024.

JAMES HARRIS MOORE, SUCCESSOR TRUSTEE FOR THE JAMES HARRIS MOORE 1996 VESTED TRUST

BONNIE H. MOORE, CO-TRUSTEE FOR THE REBECCA DOROTHY MOORE 1996 VESTED TRUST

Rebecca Dorothy Moore

REBECCA DOROTHY MOORE, SUCCESSOR CO-TRUSTEE FOR THE REBECCA DOROTHY MOORE 1996 VESTED TRUST

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, James Harris Moore, as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this _____ day of _____, 2024.

Notary Public
My Commission Expires:_____
My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **Bonnie H. Moore**, as Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this _____ day of _____, 2024.

_____
Notary Public
My Commission Expires:_____

STATE OF OREGON

COUNTY OF Multnomah

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **Rebecca Dorothy Moore**, as Co-Trustee, with whom ~~I am personally~~ acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 16th day of April, 2024.

OFFICIAL STAMP
OCEANA SKYE RUTH MOONEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 1042262
MY COMMISSION EXPIRES NOVEMBER 02, 2027

_____
Notary Public
My Commission Expires: 11/02/2027

STATE OF TENNESSEE

COUNTY OF _____

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $301,070.

_____
Affiant

Sworn to and subscribed before me this ____ day of _____, 2024.

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

1. Real property taxes for 2024 and thereafter, a lien not yet due and payable,
2. Matters shown on plat of record in Book 547, pages 137 and 138, Register's Office for Davidson County.
3. Neighborhood Conservation Zoning Overlay of record as Bill No. BL 2005-902 of the Metro Clerk's Office for Davidson County, Tennessee, and any restrictions imposed by the Metropolitan History Zoning Commission, not of record, pursuant to said Conservation Zoning Overlay.

37468318.2

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Apr 13, 2024 (date of document).

Affiant Signature

04/23/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of April, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

