This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $830,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of September, 2024.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1177614 DEEDWARR
09/04/2024 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20240904-0068088

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
April Family Trust	New owner	147-05-0 223.00
4917 Timberdale Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNA HALL MOORE F/K/A ANNA HALL AND RUSSELL MOORE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **APRIL FAMILY TRUST OF THE TRUST AGREEMENT ESTABLISHING SPEYER FAMILY TRUSTS, LESTER D. SPEYER, GRANTOR DATED AUGUST 18, 1981,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: ,

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Caldwell Country Estates, Section II, of record in Plat Book 2663, page 128, Register's Office for said County, to which plan reference is hereby made
for a more complete legal description.

Being the same property conveyed to Russell Moore, an unmarried man, and Anna Hall, an unmarried woman, as joint tenants, by deed dated 08/23/2013, from Carol J. Yarnell, unmarried, of record in Instrument No. 20130827-0090450, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4917 Timberdale Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RCM
AM

Witness my hand this the 3rd day of September, 2024.

Anna Hall Moore

Russell Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anna Hall Moore f/k/a Anna Hall and Russell Moore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2024.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/3/24.

Affiant Signature

9/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of sept., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY