Karen Johnson Davidson County
Batch# 1186638 DEEDWARR
09/26/2024 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240926-0074631

THIS INSTRUMENT PREPARED BY:
The Strong Firm, P.C.
1790 Hughes Landing Blvd, Ste. 200
The Woodlands, Texas 77380

CRT File No. 240347101

STATE OF TEXAS)
COUNTY OF MONTGOMERY)
The actual consideration or value, whichever is greater, for this transfer is: $0.

Affiant

Subscribed and sworn to before me on this 20th day of September, 2024.

Notary Public

My commission expires: 1-31-2028

DEVIN MARIE NASH
Notary Public, State of Texas
Comm. Expires 01-31-2028
Notary ID 134739611

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David T. Moore and Deborah D. Moore, Co-Trustees of the David and Deborah Moore Revocable Trust 4608 Toddington Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131100009.00

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David T. Moore and Deborah D. Moore, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David T. Moore and Deborah D. Moore, Co-Trustees of the David and Deborah Moore Revocable Trust, under trust agreement dated September 6, 2024** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Three, Seven Hills of record in Plat Book 2663, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David T. Moore and Deborah D. Moore by Warranty Deed from Julie M. Boos, Successor Trustee of The Toddington Trust u/t/a June 26, 2019, of record in Instrument No. 20240321-0019702, in the Register's Office of Davidson County, Tennessee, dated March 21, 2024, and recorded on March 21, 2024. R.L. Moore having since been replaced as Trustee by Julie M. Boos as Successor Trustee pursuant to that certain First Amendment to the Trust Agreement dated April 8, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Seven Hills, as recorded in Plat Book 2663, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2881, Page 552.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5765, Page 765.

This is improved property located at 4608 Toddington Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of September, 2024.

DAVID T. MOORE

DEBORAH D. MOORE

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID T. MOORE, with whom I am personally acquainted, and whose name is subscribed to the foregoing instrument, acknowledged that he executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2024.

CARISSA PETERSON
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 130487025

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DEBORAH D. MOORE, with whom I am personally acquainted, and whose name is subscribed to the foregoing instrument, acknowledged that she executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2024.

CARISSA PETERSON
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 130487025

Notary Public, State of Texas

Tennessee Certification of Electronic Document

I, Carissa Peterson, 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 September 20, 2024 (date of document).

Affiant Signature

9/20/24

Date

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

Subscribed to and sworn before me on this, the 20th day of September, 2024, by Carissa Peterson.

DEVIN MARIE NASH
Notary Public, State of Texas
Comm. Expires 01-31-2028
Notary ID 134739611

Notary Public, State of Texas