This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1190886 DEEDWARR
10/07/2024 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20241007-0077880

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $200,000

Affiant Signature

Subscribed and sworn to before me on this the 10 Day of Sept, 2024.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Eber A. Moran & Alex E. Moran-Valdez
2422 Dickerson Pike,
Nashville, TN 37207

SEND TAX BILLS TO:
Eber A. Moran & Alex E. Moran-Valdez
2422 Dickerson Pike,
Nashville, TN 37207
MAP AND PARCEL NUMBER: 06015003801

WARRANTY DEED
24NT00959

Effective the 10 Day of Sept., 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Barbara Darlene Moore, widowed

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Eber A. Moran & Alex E. Moran-Valdez, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING THE EASTERLY 50 FEET OF THE EASTERLY 100 FEET OF LOT 33 OF THE PLAN OF JONES AND HART'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY.

SAID EASTERLY PART OR 50 FEET OF THE EASTERLY 100 FEET OF LOT NO. 33 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ROCK STREET AND RUNS BACK 200 FETT TO THE NORTH LINE OF LOT 34 IN SAID PLAN.

BEING THE SAME PROPERTY CONVEYED TO JIMMY D. MOORE BY WARRANTY DEED FROM ROBERT H. MOORE, JOYCE M. MCCRARY, MAYBELL M. HARDING, JIMMY D. MOORE, JERRY R. MOORE, AND MLEVIN R. MOORE, OF RECORD IN BOOK 5353, PAGE 611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSSEE, DATED OCTOBER 19, 1978, AND RECORDED OCTOBER 20, 1978.

THE SAID JIMMY D. MOORE, A/K/A JIMMY DEAN MOORE, SR., HAVING SINCE DIED INTESTATE ON MAY 04, 2021, LEAVING HIS WIFE, BARBARA DARLENE MOORE, AND FIVE CHILDREN,

JIMMY DEAN MOORE, JR., JAMIE LYNN MOORE, JR., LESLIE SUZANNE MAYO, MESLISSA DEAN HOOVER, AND ROBERT WILLIAM MOORE, AS HIS SOLE HEIRS AT LAW, AS EVIDENCED BY THAT AFFIDAVIT OF HEIRSHIP BEING RECORDED SIMULTANEOUSLY HEREWITH OF RECORD AS INSTRUMENT NO.20240702 0049854, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BARBARA DARLENE MOORE FROM BARBARA DARLENE MOORE, JIMMY DEAN MOORE, JR., JAMIE LYNN MOORE, JR., LESLIE SUZANNE MAYO, MESLISSA DEAN HOOVER, AND ROBERT WILLIAM MOORE, HEIRS OF THE ESTATE OF JIMMY D. MOORE A/KIA JIMMY DEAN MOORE, SR., BY QUITCLAIM DEED DATED 06/28/2024 AND RECORDED 07/02/2024 IN INSTRUMENT NO. 20240702-0049855, REGISTER'S OFFICE OF SAID COUNTY.

This is an improved property commonly known as: 120 Rock St, Nashville, TN 37207-4016

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 and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 10 day of Sept., 2024

Barbara Darlene Moore

Barbara Darlene Moore

State of TN
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Barbara Darlene Moore**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office this 10 day of Sept, 2024.

Notary Public

My Commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Summer Barton 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 9/10/24 (date of document).

Summer Barton
Affiant Signature

10/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH of OCTOBER, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON