Karen Johnson Davidson County
Batch# 1235608 DEEDWARR
02/10/2025 07:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250210-0009659

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

State of TN }
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $445,000

Affiant Signature

Subscribed and sworn to before me on this the 7th Day of Feb. 2025

Notary Public

My Commission expires _____/_____/_____

RUSSELL J. MCCANN NOTARY PUBLIC TENNESSEE My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
John Reagan Moore
301 Appomattox Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
John Reagan Moore
301 Appomattox Drive
Brentwood, TN 37027

MAP AND PARCEL NUMBER: 06111002200

WARRANTY DEED
25NT00049

Effective the 7th Day of Feb. 2025 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,

Tristar Equity LLC, a Tennessee Limited Liability Company

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

John Reagan Moore

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

Land in Davidson County, Tennessee, Lot No. 14 in Curley Manor, of record in Plat Book No. 1835, Page 73, Register's Office of Davidson County, Tennessee, being also known as 909 Matthews Avenue, as indicated on survey dated April 13, 1974.

Being the same property conveyed to Tristar Equity LLC, a Tennessee Limited Liability Company from Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed dated 12/26/2023 and recorded 12/28/2023 in Instrument No. 20231228-0099746, Register's Office of said County.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company from David Slaughter and Karen L. Slaughter, husband and wife, by Warranty Deed dated 12/21/2023 and recorded 12/27/2023 in Instrument No. 20231227-0099515, Register's Office of said County.

Being the same property conveyed to David Slaughter, a single man from Terry George, a single person, by Warranty Deed dated 03/03/1977 and recorded 03/09/1977 in Book 5122, page 300, Register's Office of said County.

This is an improved property commonly known as: 909 Matthews Ave, Nashville, TN 37216-2101

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 7 day of February, 2025

Tristar Equity LLC, a Tennessee Limited Liability Company

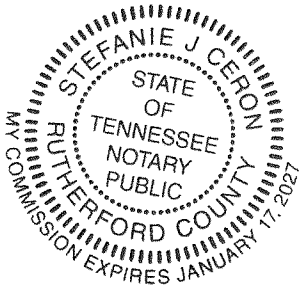
By: Gerbert Quijada
Its: Authorized Signer

State of Tennessee
County of Rutherford / Davidson.

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Gerbert Quijada with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Authorized Signer of Tristar Equity LLC, a Tennessee Limited Liability Company, and that as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Gerbert Quijada, as such Authorized Signer.

Notary Public

My Commission expires: 01 / 17 / 2027.



Certificate of Authenticity

I, Russell J. McCann, 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

2/7/25.

Date

Affiant Signature

February 7, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of February, 2025

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON