Name and Address of New Owner:
Moose Dump, LLC and Lovey LLC
1314 Ridge Circle
Joelton, TN 37080

Send Tax Bills To:
Moose Dump, LLC and Lovey LLC
1314 Ridge Circle
Joelton, TN 37080

This Instrument Prepared By:
Ian Deaderick
Deaderick Law, PLLC
480 Neal Street
Ste. 201
Cookeville, TN 38501

Karen Johnson Davidson County
Batch# 1242227 DEEDWARR
02/28/2025 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20250228-0015160

Map & Parcel No: 068-00-0-031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Donna Lynn Elmore as Trustee of The Revocable Trust of Donna Lynn Elmore dated April 26, 2022**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Moose Dump, LLC, a Tennessee Limited Liability Company, and Lovey LLC, a Tennessee Limited Liability Company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being a tract of land in Davidson County, Tennessee, described according to a survey made March 4, 1932, by Erie Drake, County surveyor for said County, as follows: Beginning in the ,Center of the Hydes Ferry Poke at the intersection of the Northerly right-of-way line of the Tennessee Central Railroad; running thence with the center of said Pike North 64 1/2 degrees East 575 feet to the Northwest corner of a tract of land conveyed by J.W. Walkup and wife to Margaret Nunley by deed of record in Book 691, page 2; Register's Office of Davidson County, Tennessee; thence with Nunley's West line South 3 1/2 degrees East 419 feet, more or less, to the Northerly right-of-way line of said Railroad; thence with said right- of-way line and with the Railroad fence 570 feet to the beginning.

Being the same property conveyed to Donna Lynn Barnes by Warranty deed from Mattie P Barnes of record in Book 6158, page 210, Register's Office for Davidson County, Tennessee, dated 10/14/1983 and recorded on 10/17/1983.

Life estate reserved for Mattie P Barnes retaining the right to live on said property for the remainder of her life. Mattie P. Barnes died July 18, 1988 terminating said life estate.

Being the same property conveyed by Donna Lynne Elmore, formerly Donna Lynn Barnes to C. Edward Coomer, Trustee. C. Edward Coomer, as Trustee, conveyed the property to Marion Elmore, Jr. and wife, Donna Lynn Elmore, their heirs and assigns, of record in Book 8282 page 477, Register's Office for Davidson County, Tennessee on January 24, 1991. Marion Elmore, Jr. died July 19, 1994 leaving Donna Lynn Elmore surviving tenant by entirety.

Being the same property conveyed to Donna Lynn Elmore, Trustee of The Revocable Trust of Donna Lynn Elmore, established by the Trust agreement of Donna Lynn Elmore date April 26, 2022 by Quitclaim deed from Donna Lynne Elmore of record in Instrument No. 20220509-0053019 Register's Office for Davidson County, Tennessee, dated 4/26/2022 and recorded on 5/9/2022.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27 day of February, 2025.

The Revocable Trust of Donna Lynn Elmore dated April 26, 2022

By: _____
Donna Lynn Elmore, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of February, 2025, before me personally appeared Donna Lynn Elmore, Trustee of The Revocable Trust of Donna Lynn Elmore dated April 26, 2022, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of February, 2025.

_____
Notary Signature
My commission expires: 9-8-2025

JAMIE D KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 day of February, 2025.

Notary Signature
My commission expires: 9-8-2025
File No. 03392-Elmore

JAMIE D KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 2/27/2025.

Jennifer A Hoffman

AFFIANT

DATE: 2/28/25

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 28th day of February, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027