THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-512

Karen Johnson Davidson County
Batch # 1248324 **DEEDWARR**
03/20/2025 08 18 41 AM 2 pgs
Fees $13 00 Taxes $1,110 00
20250320-0020119

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

Affiant

Subscribed and sworn to before me, this **12th day of March, 2025.**

Notary Public
My commission expires: 03/16/2026

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nikola K. Krastev **512 Barclay Square Court** **Antioch, TN 37013**	Nikola K Krastev 512 Barclay Square Court Antioch, TN 37013	**149 09 0 166.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ernest Walter Moore and Pamela L. Moore, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Nikola K. Krastev, an unmarried person**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of SECTION 3, BARCLAY SQUARE, of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Pamela L. Moore, Unmarried, by Warranty Deed from Larry Thomas McLaurine and wife, Jean R. McLaurine, of record in Book 9937, Page 783, in the Register's Office of Davidson County, Tennessee, dated January 29, 1996 and recorded on February 05, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record

This is improved (X) unimproved ( ) property known as **512 Barclay Square Court, Antioch, TN 37013**

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, and we do covenant with the 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 in unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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

Witness my/our hand(s) this **12th day of March, 2025.**

Ernest Walter Moore
Ernest Walter Moore

Pamela L Moore
Pamela L. Moore

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of March, 2025, before me personally appeared Ernest Walter Moore and Pamela L. Moore, 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 12th day of March, 2025.

Jacqueline G Brown
Notary Signature
My commission expires: 11-8-25

