Karen Johnson Davidson County
Batch# 1257538 DEEDWARR
04/08/2025 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250408-0026736

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $650,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of April, 2025.

Notary Public
My commission expires: 9-7-26

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Moore and Brianna Benson	The Loan Store, Inc.	061-07-0C 002.00
29 Joshua Court	6340 N Campbell Avenue #100	
Napa, CA 94558	Tucson, AZ 85718	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANGELA PIRTLE, AN UNMARRIED WOMAN AND MATTHEW PIRTLE, AN UNMARRIED MAN, AND HAL BAERG, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL MOORE AND BRIANNA BENSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 of 4309 Gallatin Road Townhomes, together with a percentage interest in the common elements, as established pursuant to the Declaration of Covenants, Conditions and Restrictions for 4309 Gallatin Road Townhomes, of record in Instrument No. 20200804-0086178, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on plat attached as Exhibit A-1 to said Declaration.

Being the same property conveyed to Matthew Pirtle, a single man Angela Pirtle, an unmarried woman, and Hal Baerg, an unmarried man, as joint tenants with rights of survivorship, by deed dated 12/07/2021, from Matthew Pirtle, a single man, of record in Instrument No. 20211214-0165066, Register's Office for said County.

Also being the same property conveyed to Matthew Pirtle, a single man, by deed dated 11/30/2021, from Blue Sky Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20211202-0159753, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4309 B Gallatin Pike, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of March, 2025.

Angela Pirtle by Jenny West Attorney in Fact
Angela Pirtle by Jenny West as Attorney-in-Fact

Matthew Pirtle by Jenny West Attorney in Fact
Matthew Pirtle by Jenny West as Attorney-in-Fact

Hal Baerg by Jenny West Attorney in Fact
Hal Baerg by Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Angela Pirtle by Specific POWER OF ATTORNEY dated 03/27/2025, and who acknowledged that he executed the same as the free act and deed of Angela Pirtle.

Witness my hand and official seal this 31st day of March, 2025.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew Pirtle by Specific POWER OF ATTORNEY dated 03/26/2025, and who acknowledged that he executed the same as the free act and deed Matthew Pirtle.

Witness my hand and official seal this 31st day of March, 2025.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hal Baerg by Specific POWER OF ATTORNEY dated 03/27/2025, and who acknowledged that he executed the same as the free act and deed of Hal Baerg.

Witness my hand and official seal this 31st day of March, 2025.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 31. 2025.

Affiant Signature

8th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

