This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5606-AJ

STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2025.

Notary Public
My Commission Expires: 7-30-25

Karen Johnson Davidson County
Batch # 1265323 DEEDWARR
04/28/2025 11 25 21 AM 2 pgs
Fees $13 00 Taxes $1,369 00
20250428-0032444

MARTHA CONGER STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Henry Moore and Booke Moore 305 East Kimball Street Callaway, NE 68825	New Owner	096 10 0 221.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Dianne M Bryant and George E. Bryant, Jr, wife and husband (individually and/or collectively, "Grantor"), transfer and convey unto Henry Moore and Booke Moore, husband and wife (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 376 on the Plan of CLOVERHILL, SECTION VII, as of record in Plat Book 2133, page 92, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to George E. Bryant and wife, Dianne M. Bryant, by Warranty Deed from Michael A. DiMaggio and wife, Elizabeth J. DiMaggio, of record in Book 7982, Page 143, in the Register's Office of Davidson County, Tennessee, dated November 08, 1989, and recorded on November 13, 1989.

This is improved property located at: **2911 Dunmore Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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, unless otherwise herein set out; and I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2025.

GRANTOR:

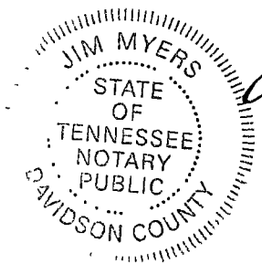
Dianne Marie Bryant

George E. Bryant, Jr

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dianne Marie Bryant and George E. Bryant, Jr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of April, 2025.



Notary Public
My Commission expires: 1-8-2028