WARRANTY DEED

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$595,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/9/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Michael Bloos and Grace Catherine Cotros	Truist Bank	142-10-0B-035.00
(NAME)	(NAME)	
418 Belle Pointe Drive	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1276184 DEEDWARR
05/22/2025 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20250522-0040176

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Moore Homes, LLC**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sean Michael Bloos and Grace Catherine Cotros**, **husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, 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. 35, on the Plan of Phase 1, a planned unit development, Belle Pointe, of record in Plat Book 6250, pages 500 and 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barton W. Dennis, a single person by Warranty Deed from Barry Construction Co., A Tennessee Corporation, dated 12/29/1999, of record in Instrument 20000103-0000266, Register's Office for Davidson County, Tennessee.

The said Barton W. Dennis died intestate on 09/05/2022, leaving the said Brittany Loren Slate as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed in Instrument 202303240021387, corrected in Scrivener's Affidavit of record in Instrument 202306160045987, Instrument 202404040023919, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Moore Homes, LLC, a Tennessee limited liability company by Warranty Deed from Brittany L. Slate, dated 04/29/2024, of record in Instrument No. 20240429-0031013, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 418 Belle Pointe Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), his/her/their 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.

Effective the 20 **May, 2025.**

Moore Homes, LLC

By: _____

Mark Edward Moore, Chief Manager

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mark Edward Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged **himself** to be the **Chief Manager** the within named bargainor**, a Limited Liability Company**, and that he as such **Chief Manager**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said **Mark Edward Moore,** as such **Chief Manager**

Witness my hand and Official seal this 20 day of **May, 2025.**

_____

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202505220040176

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a 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 law on May 20,2025.

Lissa Groom
Affiant
Date: May 20,2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 20 day of May, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON