WARRANTY DEED

Karen Johnson Davidson County
Batch# 1281480 DEEDWARR
06/04/2025 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20250604-0043990

File No. AP-25-9970

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann and Justin Whitener Revocable Living Trust dated June 21, 2023	**New Owner**	
(NAME) 1804 Russell Street	(NAME) **308 N 9th Street**	083-14-0-140.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christine Moore and Teri Moore, a married couple**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann Reinking Whitener and Justin Paul Whitener, Trustees of Ann and Justin Whitener Revocable Living Trust dated June 21, 2023**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 64, Block "B" on the Plan of Priest Home Place of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 64 fronts 50.0 feet on the South side of Russell Street and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Christine Moore, a married woman by Warranty Deed from Caroline L. Eley, now known as Caroline Eley Creson, married of record in Instrument No. 20190718-0070170 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 18, 2019.

Being the same property conveyed to Christine Moore and Teri Moore, married to each other by Quitclaim Deed from Christine Moore, married of record in Instrument No. 20190718-0070172 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 18, 2019.

This is property more commonly known as 1804 Russell Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 4th day of June, 2025.

Christine Moore

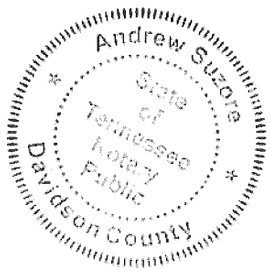
Teri Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2025, before me personally appeared Christine Moore and Teri 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 4th day of June, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Alli Pinkston, 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 **June 4, 2025**.

Date

Alli P

Affiant Signature

6/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County