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 $320,000.00.

Affiant

Subscribed and sworn before me this the 8th day of July, 2025.

Notary Public
My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1294603 DEEDWARR
07/08/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250708-0053609

WARRANTY DEED

Address of New Owner:
Elizabeth Moriarty
3014 Penn Meade Way
Nashville, TN 37214

Send Tax Bill to:
New owner

Tax Information:
052-13-0B 134.00

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, **WALKING BRIDGE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ELIZABETH MORIARTY, A SINGLE WOMAN**, 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 Lot No. 172 on the Plan of Condominium Site Plan, River Glen. Planned Unit Development, Phase IV, Section 2, of record in Plat Book 9700, Page 858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walking Bridge Homes LLC, A Tennessee Limited Liability Company, by deed dated 05/01/2025, from Bobbie J. Harris, unmarried, of record in Instrument No. 20250506-0035290, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3014 Penn Meade Way, Nashville, TN 37214.

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 7th day of July, 2025.

Walking Bridge Homes, LLC, a limited liability company

BY: _____
Baltazar Barrera, Member

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Baltazar Barrera, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged him to be the Member of the within named bargainor, a limited liability company, and that Baltazar Barrera, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Baltazar Barrera as such Member.

Witness my hand and official seal this 7th day of July, 2025.

My Commission Expires:
5/17/28

_____
Notary Public

AMANDA NESTINGER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **July 7, 2025**.

Date

Affiant Signature

7/8/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027