WARRANTY DEED

Karen Johnson Davidson County
Batch# 1296863 DEEDWARR
07/11/2025 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,660.30
20250711-0054780

File No. CR-25-10264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/27
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
Robert Alexander Moore, III and Brenda K. Moore	**same as new owner**	
(NAME)	(NAME)	054-13-0-060.00
202 Brandywine Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Jean M. Silver, Successor Trustee of The Frederick L. Silver Revocable Trust, dated the 29th day of May 2015 and Jean M. Silver, Trustee of The Jean M. Silver Revocable Trust, dated the 29th day of May 2015**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Alexander Moore, III and Brenda K. Moore, husband and wife**, 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. 24 on the Plan of Brandywine Farms, Section 1, as of record in Book 3600, Page 79 and 80, Register's Office for said County.

Said Lot No. 24 fronts 104.0 feet on the Westerly side of Brandywine Drive and Extends back between lines, 373.0 feet on the Southerly side and a total of 438.5 feet on the Northerly side, being a broken line, to a line in the rear, measuring 88.0 feet thereon.

Being the same property conveyed to Frederick L. Silver and wife, Maxine S. Silver by Warranty Deed from C. Wilson West and wife, Marie R. West of record in Book 4295, page 773, Register's Office for Davidson County, Tennessee, dated December 18, 1968 and recorded on December 20, 1968.

Said Maxine S. Silver having deceased on or about April 18, 1990, vesting Frederick L. Silver as surviving tenant.

Being the same property conveyed to Larry D. Craig Trustee by Quitclaim Deed from Frederick L. Silver of record in Instrument No. 20060802-0093665 Register's Office for Davidson County, Tennessee, dated August 01, 2006 and recorded on August 02, 2006.

Being the same property conveyed to Frederick L. Silver and wife, Jean Marie Silver, as tenants by the entireties, by Quitclaim Deed from Larry D. Craig, Trustee, of record in Instrument No. 20060802-0093655, Register's Office for Davidson County, Tennessee, dated August 01, 2006 and recorded on August 02, 2006.

Being the same property conveyed to Frederick L. Silver, Trustee of The Frederick L. Silver Revocable Trust, dated the 29th day of May, 2015, and Jean M. Silver, Trustee of The Jean M. Silver Revocable Trust, dated the 29th day of May, 2015 by Quit Claim Deed from Frederick L. Silver and wife, Jean M. Silver of record in Instrument No. 20150603-0051969 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 03, 2015.

Said Frederick L. Silver having deceased on or about November 7, 2015, appointing Jean M. Silver as Successor Trustee

This is property more commonly known as 202 Brandywine Drive, Old Hickory, TN 37138.

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 7 day of July, 2025.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

The Frederick L. Silver Revocable Trust, dated the 29th day of May 2015

By: Jean M. Silver
Jean M. Silver, Successor Trustee

The Jean M. Silver Revocable Trust, dated the 29th day of May 2015

By: Jean M. Silver
Jean M. Silver, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of July, 2025, before me personally appeared Jean M. Silver, Successor Trustee of The Frederick L. Silver Revocable Trust, dated the 29th day of May 2015 and Jean M. Silver, Trustee of The Jean M. Silver Revocable Trust, dated the 29th day of May 2015, 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 7 day of July, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Leslie Hayes, 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

July 11, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11th** day of **July**, 20**25**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)