WARRANTY DEED

Karen Johnson Davidson County
Batch# 1319935 DEEDWARR
09/08/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250908-0071635

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

File No.: RES-25-647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Headden Verner Holdings, G.P.	New Owner	146 15 0 072.00
(NAME)	(NAME)	
100 Winners Circle Ste 170 Brentwood, AK 37027		
(ADDRESS)	(ADDRESS)	

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, **NAOMI C. FISHER, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HEADDEN VERNER HOLDINGS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 100 on the Plan of Haileywood Estates, Section VI, of record in Book 2331, Page 158, Register's Office for said County.

Said Lot No. 100 fronts 136 feet on the easterly side of Devon Drive and runs back 200.2 feet on the northerly line and 198.9 feet on the southerly line to a dead line in the rear on which it measures 137.6 feet.

Being the same property conveyed to J. S. Moore, Trustee, from George W. Brown and wife, Maria P. Brown, by Warranty Deed dated October 5, 1962, recorded October 10, 1962, in Book 3437, Page 95, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to John Alan Moore and wife, Winifred Louise Moore, their heirs and assigns, from J. S. Moore, Trustee and individually, by Quit-Claim Deed dated January 30, 1964, recorded February 5, 1964, in Book 3677, Page 303, in the Register's Office of Davidson County, Tennessee. Winifred Louise Moore having died on or around March 16, 1967. Further being the same property conveyed back to J. S. Moore, his heirs and assigns, from John Alan Moore, by Quit Claim Deed dated July 10, 1967, recorded July 11, 1967, in Book 4150, Page 958, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed to Mildred Moore, her heirs and assigns, or to Mildred Moore, as Trustee for herself and Kenneth A. Moore, her successors and assigns, from J. S. Moore, by Quit Claim Deed dated July 13, 1973, recorded July 25, 1973, in Book 4730, Page 834, in the Register's Office of Davidson County, Tennessee. Mildred Moore died on or around January 27, 1994, testate. Reference is made to Probate No. 94P259 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, wherein the holographic Will of Mildred G. Moore was entered and subject property was bequeathed to Kenneth Moore. Reference is also made to Affidavit of Heirship recorded in Book 9692, Page 591, in the Register's Office of Davidson County, Tennessee. Kenneth Moore, also known as Kenneth Alan Moore died on or around June 30, 2009, testate. Reference is made to Order Granting Probate of Will as Muniment of Title Only, filed under Probate Case No. 25P-1588 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as also recorded in Instrument No. 20250902-0070078, in

the Register's Office of Davidson County, Tennessee, wherein subject property was devised to Naomi Charlene Fisher.

Naomi Charlene Fisher and Naomi C. Fisher being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 647 Devon Drive, Nashville, TN 37220
(House Number) (Street) (City or Town) (State) (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 GRANTEES, their heirs and 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), 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(s) this 5th day of September, 2025.

Naomi C. Fisher, Executrix + Devisee
Naomi C. Fisher, Executrix and Devisee of the Estate of Kenneth Alan Moore

STATE OF CALIFORNIA
COUNTY OF Orange

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Naomi C. Fisher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Devisee and Executrix of the Kenneth Alan Moore Estate, the within named bargainor, an Estate, and that she as such Devisee and Executrix , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Devisee and Executrix.

Witness my hand, at office, this 5th day of September, 2025.

Notary Signature Harold Goodman
My commission expires: June 6, 2027

HAROLD GOODMAN
COMM. #2449384
Notary Public - California
Orange County
My Comm. Expires June 6, 2027

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Riley Hurvick, 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 September 5, 2025.

Affiant Signature

9/5/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 5 day of September, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-647