This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24660-AP

Karen Johnson Davidson County
Batch # 1320243 DEEDWARR
09/09/2025 11 34 37 AM 2 pgs
Fees $13 00 Taxes $2,497 50
20250909-0072015

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $674,999.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2025

Notary Public
My Commission Expires: 5/9/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda L Steele Cory Steele 1324 Greenstone Lane Nashville, TN 37221	New Owner	126-14-0A-062-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael R. Moore and Laura Moore, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amanda L. Steele and Cory Steele, a married couple**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 62, Final Plat, Phase 3, Travis Trace Subdivision, according to survey and plat of same appearing of record in Instrument No. 20180906-0088451; as corrected in Instrument No. 20190131-0009381, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael R. Moore and Laura Moore, husband and wife by Special Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated June 28, 2019, recorded July 1, 2019, of record in Instrument No. 20190701-0063301, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1324 Greenstone Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of September, 2025.

GRANTOR:

Michael R. Moore

Laura Moore

Laura Moore

STATE OF FLORIDA
COUNTY OF Escambia

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael R. Moore and Laura Moore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of September, 2025.

Notary Public
My Commission expires: 3/28/2027

ELENA V PROFFITT
Notary Public-State of Florida
Commission # HH 578286
My Commission Expires
March 28, 2027