(1)

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-4495

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of September, 2025

Notary Public

Commission Expires: 5-3-27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Burtt and John Steven Burtt 1612 Celebration Way Nashville, TN 37211	Texana Bank, N.A. 3620 Richmond Rd. Texarkana, TX 75503	172-08-0B-037.00-CO

Karen Johnson Davidson County
Batch# 1324443 DEEDWARR
09/19/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250919-0075261

WARRANTY DEED

FOR AND IN 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,

Kenneth V. Moore, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Steven Burtt, a married man and John Andrew Burtt, an unmarried man, as tenants in common

HEREINAFTER CALLED THE GRANTEES, 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. 37 on the Revised Plan of Bridle Downs, Phase I, of record in Plat Book 6900, Page 701-703, and amended in Book 8169, page 240, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth V. Moore, an unmarried person by Warranty Deed from Lewis B. James, a married person of record in Instrument No. 20040803-0092832 Register's Office for Davidson County, Tennessee, dated July 29, 2004 and recorded on August 3, 2004.

Being the same property conveyed to Kenneth V. Moore, unmarried by Quitclaim Deed from Rena N. Leslie-Moore, an unmarried person of record in Instrument No. 20160411-0034492 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on April 11, 2016.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1612 Celebration Way, Nashville, TN 37211

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 so 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.

Dated this the 18th day of September, 2025.

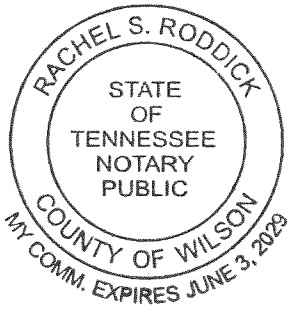
Kenneth V. Moore

STATE OF TENNESSEE
COUNTY OF Wilson

On this 18th day of September, 2025, before me personally appeared Kenneth V. 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 18th day of September, 2025.

Notary Signature
My commission expires: 6/3/2029



CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 19, 2025.

Affiant
Date: 9/19/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 19th day of September, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY