Karen Johnson Davidson County
Batch# 1351904 DEEDWARR
12/01/2025 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20251201-0095110

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4484

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~12th~~ 6th day of November, 2025

Notary Public

Commission Expires: 10-25-27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah Beard and Douglas Beard 407 Moncrief Avenue Goodlettsville, TN 37072	New Owner	018-15-0-017.00

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,

Cicely Moore and Robert Patrick Moore, wife and husband

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

Hannah Beard, unmarried and Douglas Beard, married, as tenants in common with rights of surivorship

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. 40 on the Revised Map of Moncriefs Subdivision of the North part of the Allen Mathes Land, not of record, described according to a copy of a survey thereof made by Z.J. Wilkinson, Surveyor, May 25, 1938, as follows:

Beginning at a point in the Northwesterly margin of Moncrief Avenue at the common corner of Lots Nos. 39 and 40; thence with the line between said lots, northwesterly 605 feet to a point in the margin of Moncrief Avenue; thence with the margin of the same, southwesterly 100 feet to the corner of Lot Nos. 40 and 41; thence with the line between said lots, southeasterly 603 feet to the margin of Moncrief Avenue; thence with the Margin of the same, northeasterly 100 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following described portion of Lot No. 40 conveyed to Charles M. Evans by Warranty Deed from Clara J. Couse Murdock and husband, Alfred Murdock dated 7/22/78 and recorded in Book 5316, Page 77, as follows:

LAND in Davidson County, Tennessee within the City Limits of Goodlettsville, Tennessee, being the northerly part of Lot No. 40 on the Revised Map of Moncriefs Subdivision of the Allen Mathes Land, not of record, and more particularly described according to a survey by Donald R. Carver, Registered Land Surveyor, dated May 7, 1978, as follows:

BEGINNING at an iron pin in the south line of Moncrief Avenue, this point being 487.8 feet westerly of the center of Brick Church Pike in a curve with a radius of 819.02 feet: thence leaving the road S 21 degrees 13 minutes West for a distance of 381.50 feet to an

iron pin in a fence line; thence N 65 degrees 30 minutes West 98.50 feet to an iron pin in a fence line, the westerly line of this property; thence N 22 degrees 06 minutes East 343.57 feet to a point in the southerly margin of Moncrief Avenue in a curve with a radius of 819.02 feet; thence around said curve in a westerly direction a distance of 106.23 feet to the point of beginning.

Being the same property conveyed to Cecily Moore and Robert Patrick Moore, wife and husband, by Warranty Deed from Debbie Pascarella, unmarried, of record in Instrument Number 202106080076695, in the Register's Office of Davidson County, Tennessee, dated June 2, 2021 and recorded June 8, 2021.

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: 407 Moncrief Avenue, Goodlettsville, TN 37072

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 12th day of November, 2025.

C Moore

Cicely Moore

Robert Patrick Moore

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of November, 2025, before me personally appeared Cicely Moore and Robert Patrick 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 12th day of November, 2025.

Chasity Petty

Notary Signature
My commission expires: 9/27/20

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11/6/25 (date of document).

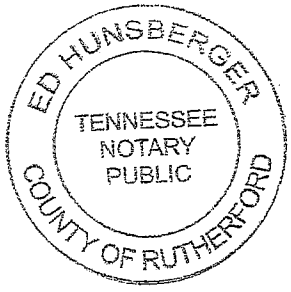
Affiant Signature

11/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 of NOV, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26