Karen Johnson Davidson County
Batch# 1360492 DEEDWARR
12/22/2025 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $4,547.30
20251222-0101375

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,229,000.00.

Affiant

Subscribed and sworn before me this the 18 day of December, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joseph Dylan Burroughs	Primis Mortgage Company	131-14-0 074.00
1326 Burton Valley Road	5535 Currituck Dr., Ste. 120	
Nashville, TN 37205	Wilmington, NC 28403	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PERRY GLEN MOORE, EXECUTOR AND DEVISEE; PAUL EDWARD MOORE, DEVISEE AND NEELY MOORE, DEVISEE OF THE ESTATE OF FRANCES ELAINE MOORE A/K/A ELAINE F. MOORE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOSEPH DYLAN BURROUGHS AND LINDSEY BURROUGHS, A MARRIED COUPLE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section Two, First Addition, Seven Hills, of record in Book 2663, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 130 feet on the northerly side of Burton Valley Road, and runs back 445.4 feet on the westerly line and 352.6 feet on the easterly line, to a dead line in the rear on which it measures 135 feet.

Being the same property conveyed to Glen D. Moore and wife, Elaine F. Moore, by Warranty Deed from Frank A. Matter and wife, Kay M. Matter, dated 10/11/1974 and recorded 10/15/1974 in Book 4859, Page 875, in the Register's Office of Davidson County, Tennessee.

The said Glen D. Moore having since predeceased Elaine F. Moore.

The said Elaine F. Moore, also known as Frances Elaine Moore, having since died testate on September 20, 2025 with her Estate being probated under Case No. 25P-2230, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised that her residual estate would be split equally among Perry Glen Moore, Robert Neely Moore and Paul Edward Moore and the said Perry Glen Moore was appointed Executor of her Estate.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1326 Burton Valley Road, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of December, 2025.

Estate of Frances Elaine Moore

BY: _____
Perry Glen Moore, Executor

BY: _____
Perry Glen Moore

BY: _____
Paul Edward Moore

BY: _____
Neely Moore

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Perry Glen Moore**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the executor and devisee of the within named bargainor, the **Estate of Frances Elaine Moore**, and that he, as such executor and devisee, executed the foregoing instrument for the purposes therein contained by signing the name of the **Estate of Frances Elaine Moore** by the said **Perry Glen Moore** as such executor and devisee.

Witness my hand and official seal this 18th day of December, 2025.

My Commission Expires:
7/17/2028

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Paul Edward Moore**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the devisee of the within named bargainor, the **Estate of Frances Elaine Moore**, and that he, as such devisee, executed the foregoing instrument for the purposes therein contained by signing the name of the **Estate of Frances Elaine Moore** by the said **Paul Edward Moore** as such devisee.

Witness my hand and official seal this 18th day of December, 2025.

My commission expires:
7/17/2028

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Neely Moore**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the devisee of the within named bargainor, the **Estate of Frances Elaine Moore**, and that he, as such devisee, executed the foregoing instrument for the purposes therein contained by signing the name of the **Estate of Frances Elaine Moore** by the said **Neely Moore** as such devisee.

Witness my hand and official seal this 18th day of December, 2025.

My commission expires:
7/17/28

_____
Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/18/25 (date of document).

Affiant Signature

12/18/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

