THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., LLC.** **FTEC File No. 38965-12-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me this 22nd day of December, 2025. Notary Public My Commission Expires: 11-5-29

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Karen Johnson
Batch # 1361199
12/23/2025 12:05:29 PM
Fees: $18.00 Taxes: $3,515.00
Davidson County
DEEDWARR
3 pgs
20251223-0102069

WARRANTY DEED

Address New Owner: Wilson Roe Moore, Kennedy Kelly 1314 Burton Valley Road Nashville, TN 37215	**Send Tax Bills To:** Wilson Roe Moore and Kennedy Kelly 1314 Burton Valley Road Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 13115000500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin McDaniel Wellington and Barbara McDaniel Sanders and Gordon H. McDaniel, III, Devisees under the Last Will and Testament of Gordon H. McDaniel, Jr., deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wilson Roe Moore and Kennedy Kelly, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1314 Burton Valley Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 22nd day of December, 2025.

Robin McDaniel Wellington, Devisee
Robin McDainel Wellington, Devisee

Barbara McDaniel Sanders, Devisee by Robin McDaniel Wellington, Atty in fact
Barbara McDaniel Sanders, Devisee, by Robin McDaniel Wellington, her attorney-in fact

Gordon H. McDaniel, III, Devisee by Robin McDaniel Wellington, Atty in fact
Gordon H. McDaniel, III, Devisee, by Robin McDaniel Wellington, his attorney-in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin McDaniel Wellington, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2025.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:
7-7-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin McDaniel Wellington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Barbara McDaniel Sanders, and she is authorized by Barbara McDaniel Sanders to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of December, 2025.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin McDaniel Wellington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Gordon H. McDaniel, III, and she is authorized by Gordon H. McDaniel, III to execute this instrument on his behalf.

Witness my hand, at office, this 22nd day of December, 2025.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:
7-7-2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Harpeth Acres, Section Seven, of record in Book 2331, Page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gordon McDaniel and wife, Nancy McDaniel by deed dated March 30, 2006 from Scott Taylor, unmarried, of record in Instrument No. 20060406-0039856, Register's Office for Davidson County, Tennessee. Nancy McDaniel died on September 15, 2023, vesting Gordon McDaniel as the surviving tenant by the entirety. Gordon McDaniel being one and the same as Gordon H. McDaniel, Jr. died on March 23, 2025 leaving a Last Will and Testament filed for Probate in Case No. 25P750, Seventh Circuit Court For Davidson County, Tennessee, Probate Division. In accordance with the terms of the Last Will and Testament, subject property was devised to Robin McDaniel Wellington and Barbara McDaniel Sanders and Gordon H. McDaniel, III.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2331, Page 154, Register's Office for Davidson County, Tennessee.