Karen Johnson Davidson County
Batch# 1367438 DEEDWARR
01/08/2026 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $3,607.50
20260108-0001585

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 38997-11-2025** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $975,000.00.<br>Affiant<br>Subscribed and sworn to before me this 2nd day of January, 2026.<br>Notary Public<br>My Commission Expires: 7-7-2027 |

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

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>8811 OLD CHARLOTTE PIKE LLC<br>8811 Old Charlotte Pike<br>Pegram, TN 37143 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br><br>112 00 0 045.00 |

**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, **Hunter Moore, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **8811 OLD CHARLOTTE PIKE LLC, a Tennessee limited liability company** ("Grantee"), its successors 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 8811 Old Charlotte Pike, Pegram, TN 37143.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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 2nd day of January, 2026.

Hunter Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hunter Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of January, 2026.

Notary Public

My Commission Expires:

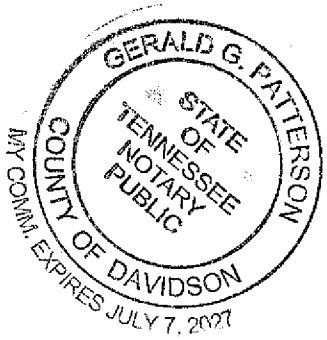


EXHIBIT "A"

Land in the 9 Civil District of Davidson County, Tennessee, being more particularly described according to a survey by John Kohl and Company, dated December 21, 1979, as follows:

Beginning at an iron pin in the center of Old Charlotte Road or Pike at the Southwesterly corner of the property conveyed to John F. Randles of record in Book 4826, page 926, said Register's Office, said pin also being at the Northwesterly corner of the herein described tract; thence with the center of said road, South 64 degrees West 155 feet, (145 feet field measure), to an iron pin in the Northwesterly corner of the property conveyed to Charles H. Hulan of record in Book 4634, page 557, said Register's Office; thence leaving the center of Old Charlotte Road or Pike with Hulan's Northeasterly line, South 40 degrees East 1,085 feet to a point; thence North 37 degrees East 155 feet to the Northeasterly corner of the Randles property; thence with Randles' Southwesterly line North 40 degrees West 1,010 feet to the point of beginning, containing 3.70 acres, more or less.

Being the same property conveyed to Hunter C. Moore, an unmarried man and Margaret M. Ingold, a married woman, Joint tenants with rights of survivorship, by Warranty Deed from James Steven Fisher, single and Caroll Ann Wilson, single and Linda G. Tibbs, Married, of record in Instrument No. 20220823-0095293, in the Register's office of Davidson County, Tennessee, dated August 15, 2022 and recorded on August 23, 2022. Margaret M. Ingold having conveyed the property to Hunter Moore, being one and the same as Hunter C. Moore, by Quitclaim Deed dated December 18, 2025 and recorded December 30, 2025 in Instrument No. 20251230-0103481 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Rights of the public to the use of that part of the land described herein within the bounds of Old Charlotte Road or Pike.
4. Rights of upper and lower riparian owners to the flow of the waters of the unknown, free from diminution or pollution.
5. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the unknown river (or creek).

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 January 2, 2026 (date of document).

Affiant Signature

1/6/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January 2026

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029