Karen Johnson Davidson County
Batch# 1369157 DEEDWARR
01/12/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260112-0002785

Name and Address of New Owner:
Hunter Moore
7412 River Road Pike
Nashville, TN 37209

Send Tax Bills To:
Hunter Moore
6612 Jocelyn Hollow Road
Nashville, TN 37205

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 089-00-0-059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel A. Calderon and Nancy H. Calderon, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hunter Moore, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of River Road Estates, as shown on plat of record in Instrument No. 20010424-0040684, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daniel A. Calderon and Nancy H. Calderon, husband and wife, by Warranty Deed dated February 22, 2007 from John Dial, an unmarried man, recorded March 1, 2007 in Instrument No. 20070301-0025119 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of January, 2026.

_____(SEAL)
Daniel A. Calderon

_____(SEAL)
Nancy H. Calderon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January, 2026, before me personally appeared Daniel A. Calderon and Nancy H. Calderon, 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 January, 2026.

_____
Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 12th day of January, 2026.

_____
Notary Public
My commission expires:_____
File No. 2025-8609-RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12, 2026 (date of document)

Affiant Signature

January 12, 2026
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 12 day of January, 20 26

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

