Karen Johnson Davidson County
Batch# 1369384 DEEDWARR
01/13/2026 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260113-0003079

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 850,000.00.

Affiant

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

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Julie Duncan 1513 Kirkwood Avenue, Nashville, TN 37212	New Owner	117-04-0-296.00

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, **Julian Moore, Jr., Sole Heir and Devisee under the Last Will and Testament of The Estate of Ruth L. Moore, deceased, Probate Court Case No. 22PR-12563**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julie Duncan,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 100 on the Map of Victoria Place, as of record in Plat Book 332, Page 10, Register's Office Davidson County, Tennessee, to which plat refence is hereby made for a more complete description. SAID lot fronts 69.9 feet on the south side of Kirkwood Avenue and runs back 124 feet on the west line and 124.6 feet on the east line to an alley in the rear and measures 639.9 feet.

Being the same property conveyed to Mr. Julian W. Moore and Mrs. Ruth L. Moore, by Deed from Homer L. Edwards and wife, Marguerite A. Edwards, dated June 14, 1974 and recorded August 5, 1974, of record in Book 4840, Page 787, in the Register's Office of Davidson County, Tennessee. Further being the same property title to which vested in Ruth L. Moore upon the death of her husband Julian W. Moore. The said Julian W. Moore died June 7, 2017.
The said Ruth L. Moore having died testate on July 23, 2022 , leaving Julian Moore, Jr., Grantor herein as sole heir and Devisee under the Last Will and Testament of Ruth L. Moore of record in Williamson County, Probate Court Case No. 22PR-12563.

This is [X] improved [ ] unimproved property known as 1513 Kirkwood Avenue, Nashville, TN 37212 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 12th day of January , 2026.

The Estate of Ruth L. Moore

By: _____
Julian Moore, Jr., Devisee and Sole Heir

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 12th day of January, 2026, before me personally appeared Julian Moore, Jr., Sole Heir and Devisee under the Last Will and Testament of The Estate of Ruth L. Moore, deceased, 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:

BRANDEE GILLIAM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/24/2028
COUNTY OF DICKSON

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 1/12/26 (date of document).

Affiant Signature

1/13/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

