Karen Johnson Davidson County
Batch # 1386094 DEEDWARR
02/26/2026 02:15:47 PM 2 pgs
Fees: $13.00 Taxes: $1,156.25
20260226-0015389

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64362
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
PNE Investments, LLC P.O. Box 1103 Brentwood, TN 37024	New Owner

TAX MAP PARCEL NUMBERS: 13301010900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$312,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger D. Moore, Jr. and Tonya D. Denton, the heirs at law of Judy G. Moore**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **PNE Investments, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot Nos. 7 and 8 on the map showing Burrell Jackson's Re-subdivision of part of Block "A" of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, Register's Office for Davidson County, Tennessee, said plan of Jackson's Re-subdivision is not of record.

Said Lot No. 7 fronts 67 feet on the northerly side of Patterson Street and runs back 172 feet on the westerly line and 169.2 feet on the easterly line to the southern boundary line of Lot No. 13, measuring 16.5 feet thereon.

Said Lot No. 8 fronts 50 feet on the northerly side of Patterson street and runs back 172 feet on the easterly line and 175.7 feet on the westerly line to the southern boundary of Lot No. 13, measuring 50 feet thereon.

Being the same property conveyed to Roger D. Moore, Sr. and wife, Judy G. Moore by Warranty Deed from Gerald D. Richardson, Executor of the Estate if Lois Taylor Richardson, dated October 13, 2005, and recorded on October 19, 2005, of record in Instrument No. 20051019-0125859, Register's Office for Davidson County, Tennessee. The said Roger D. Moore, Sr. and Judy G. Moore have since died, with Roger D. Moore, Sr. predeceasing Judy G. Moore. By affidavit of Heirship of record in Instrument No. 20260226-0015387 and Instrument No. 20260226-0015388; Roger D. Moore, Jr. and Tonya D. Denton were established as the heirs at law of Judy G. Moore.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026, and subsequent years; All matters shown on the Plan, of record in Book 332, page 75, said Register's Office.

This is improved property, known as 406 Patterson Street, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of February, 2026.

Roger D. Moore, Jr.

Tonya D. Denton

Roger D. Moore, Jr. **Tonya D. Denton**

State of Tennessee

County of Davidson

On this 24th day of February, 2026, before me the undersigned authority, personally appeared Roger D. Moore, Jr. and Tonya D. Denton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $312,500.00.

Affiant

Sworn and subscribed before me this 24th day of February, 2026.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires: