Karen Johnson Davidson County
Batch# 1402172 DEEDWARR
04/06/2026 01:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,036.00
20260406-0027392

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.** **Affiant** Subscribed and sworn to before me, this **2nd day of April, 2026.** **Notary Public** **My commission expires:** 5/19/2027

LINZY B LEHN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Haley Moore **79 Oriel Ave** **Nashville, TN 37210**	**CrossCountry Mortgage,LLC** **2160 Superior Avenue** **Cleveland, OH 44114**	**119-02-0-181.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Wanda Sue Crain, Executor, and Martha Lee Brooks, Heir, and Debra Sue Payne, Heir of The Estate of Helen J. Anderson**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Haley Moore, single woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

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

Being Lot No. 46 on the Map of Glenrose Subdivision, as of record in Book 1424, Page 142, Register's Office for said County.

Said Lot 46 fronts 82 feet on the Easterly side of Oriel Avenue and runs back 186.6 feet on the Northerly line and 183.7 feet on the Southerly line, to a dead line, measuring 82 feet thereon.

Being the same property conveyed to Alton Leo Anderson and wife, Helen June Anderson by Warranty Deed from Mack Estes and wife, Ada S. Estes of record in Book 2290, Page 38, Register's Office for Davidson County, Tennessee, dated July 08, 1954 and recorded on July 12, 1954. The said Alton Leo Anderson passed away since died on April 8th, 1994, leaving Helen June Anderson as surviving tenant by the entirety. The said Helen June Anderson having since passed away on April 21, 2025, leaving Wanda Sue Crain as Executor and devisees or heirs of The Estate of Helen J. Anderson admitted to the Circuit Court Probate Division in Davidson County, Tennessee, Docket No. 25P1967.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **79 Oriel Ave, Nashville, TN 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **2nd day of April, 2026.**

The Estate of Helen J. Anderson

By: Wanda Sue Crain Executor
Wanda Sue Crain, Executor

STATE OF TENNESSEE
COUNTY OF Sumner

On this 2nd day of April, 2026, before me personally appeared Wanda Sue Crain, Executor of The Estate of Helen J. Anderson, 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 2nd day of April, 2026.

Jacqueline G Brown
Notary Signature
My commission expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

HE-2026-127

The Estate of Helen J. Anderson

By: Martha Lee Brooks
Martha Lee Brooks, Heir

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Iredell

On this 27 **day of** March **, 2026, before me personally appeared Martha Lee Brooks, Heir of The Estate of Helen J. Anderson, 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 27 **day of** March **, 2026.**

Notary Signature
My commission expires:
04/22/2029

IREDELL COUNTY, NC NOTARY PUBLIC KRISTAL J. DEIP

The Estate of Helen J. Anderson

By: Debra A. Payne aka Debra S. Payne
Debra Sue Payne, Heir

STATE OF TENNESSEE
COUNTY OF Sumner

On this 26th **day of** March **, 2026, before me personally appeared Debra Sue Payne, Heir of The Estate of Helen J. Anderson, 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 26th **day of** March **, 2026.**

Notary Signature
My commission expires: 5/19/2027

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

HE-2026-127

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 4/2/2026 (**date of document**).

Affiant Signature

4/2/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 2nd day of April, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029