WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402665 DEEDWARR
04/07/2026 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260407-0027972

File #26-TC-0414-B

(SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 3/9/2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ravichandra Juluri and Haripriya Juluri	New Owner	
(NAME)	(NAME)	**103 01 1A 002.00**
2021 Old Ironbridge		
(ADDRESS)	(ADDRESS)	
Chatham, IL 62629		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

THOMAS MOORE, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RAVICHANDRA JULURI, AND HARIPRIYA JULURI, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for HOMES AT 414 WESTBORO DRIVE, a Horizontal Property Regime, of record in Instrument Number 20210714-0094805, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to R. J. Hurley and Thomas Moore, A Married Couple, by Warranty Deed from John C. Smith, Married, of record in Instrument No. 20220728-0086252, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022 and recorded on July 28, 2022.

Being the same property conveyed to Thomas Moore by Quitclaim Deed from R. J. Hurley, pursuant to the Final Divorce Decree entered in the Third Circuit Court for Davidson County, Tennessee, in Docket No. 25D-1419, of record in Instrument No. 20260312-0019595, in the Register's Office of Davidson County, Tennessee, dated March 3, 2026 and recorded on March 12, 2026.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, WESTBORO SUBDIVISION, as recorded in Plat Book 1424, Page 18.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210714-0094805.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **R. J. HURLEY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202604070027971__, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 414B Westboro Drive, Nashville, TN 37209.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 1st day of April, 2026.

Thomas Moore

R. J. Hurley by Loy Carney, Attorney in Fact

R. J. Hurley, by Loy Carney, his Attorney in Fact

***R. J. HURLEY**, spouse of **THOMAS MOORE**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **R. J. HURLEY** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **R. J. HURLEY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **R. J. HURLEY**.

Witness my hand and official seal this **1st** day of **April, 2026**.

Notary Signature
My Commission Expires: _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 03-21-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2026, before me personally appeared Thomas Moore, 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 1st day of April, 2026.

Notary Signature
My commission expires:

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Certificate of Authenticity

I, Lacey Chumley, 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

April 1, 2026.

Date

Lacey Chumley

Affiant Signature

April 6, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of April, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

