Karen Johnson Davidson County
Batch# 1422844 DEEDWARR
05/20/2026 12:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20260520-0045550

Name and Address of New Owner:
Riley Moore
1422B Otay Street
Nashville, TN 37216

Send Tax Bills To:
Riley Moore
1422B Otay Street
Nashville, TN 37216

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

Map & Parcel No: 072-11-0-198.00

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, **Jerry Pentecost, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Riley Moore, a single person,** "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. 1A, on the plan of Zone Lot Division, S. W. Eastes Subdivision, of record in Book 6200, Page 275, Register's Office of Davidson County, Tennessee. Said Lot No. 1A fronts 28.3 feet more or less, on the southerly margin of Otay Street and Extends Back 177.0 feet on the westerly line and 177.0 feet on the easterly line to a dead line in the rear measuring 28.03 feet more or less thereon.

Being part of the same property conveyed to Jerry Pentecost, a married man, by Warranty Deed dated December 2, 2025 from Eugene Alderson, a married man, recorded December 10, 2025 in Instrument No. 20251210-0098048 in the Register's Office.

Grantor is married, however subject property is not now, nor has it ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

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 15th day of May, 2026.

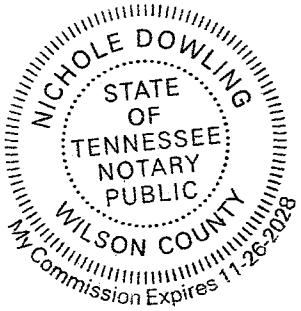
_____(SEAL)
Jerry Pentecost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Jerry Pentecost, 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 15th day of May, 2026.

_____
Notary Signature
My commission expires: 11.23.2028



AFFIDAVIT OF VALUE

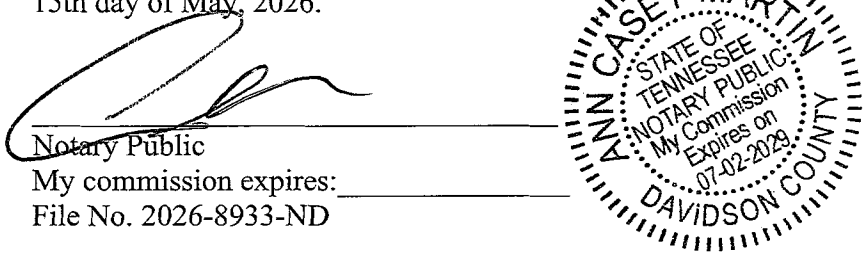
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $365,000.00, 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
15th day of May, 2026.



Notary Public
My commission expires:_____
File No. 2026-8933-ND

Certificate of Authenticity

I, Russell J. McCann 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

5-15-26.

Date

Affiant Signature

May 15, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of May, 2026

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-260**