This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25649-DJ

Karen Johnson Davidson County
Batch# 1425356 DEEDWARR
05/27/2026 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260527-0047950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Kirsten Virden
Affiant

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 26th day of May, 2026.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maira Harnal 2928 Steamboat Dr. Nashville, TN 37214	Premier Lending, Inc. PO Box 29411 Phoenix, AZ 74278-411	062-02-0A-274-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Robert L. Moore, Jr. and Angelia T. Moore, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Maira Harnal, a single woman** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 311, Final Plat, Phase I, Section 4 & 5, River Trace Estates, according to survey and plat of same appearing of record in Plat Book 9700, page 409, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Robert L. Moore, Jr. and Angelia T. Moore, husband and wife by Warranty Deed from Fox Ridge Homes, Inc. aka NVR Fox Ridge, Inc., dated May 4, 1999, recorded May 11, 1999, of record in Book 9700, page 409, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2928 Steamboat Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

202605270047950

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2026.

GRANTOR:

Robert L. Moore, Jr.

Angelia T. Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert L. Moore, Jr. and Angelia T. Moore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202605270047950

I, Kirsten Virden, 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 05/26/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/26/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

