Karen Johnson
Batch # 1426849
06/01/2026 10:41:22 AM
Fees: $18.00 Taxes: $2,405.00
20260601-0048997

Davidson County
DEEDWARR
3 pgs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF MAY, 2026.

NOTARY PUBLIC
My Commission expires:

JEFFREY M. GRISCOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26040027

Address of New Owner	Send Tax Bills To:	Tax Information:
Nicholas D. Moore **797 Callie Lane** **Pleasant View, TN 37146**	Same	055-00-0-048.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Larry H. Wiggs, Trustee of the Larry H. Wiggs Revocable Living Trust dated October 28, 2020,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nicholas D. Moore, an unmarried man** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

First Tract: Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Charles R. Simmons, Surveyor, dated June 2, 1976, as follows:

Beginning in the center of the old road (now Libble Road) where it crosses the ridge; thence South 32 degrees East 214 feet; thence South 2 degrees West 254 feet to a pile of rock in road; thence South 61 degrees West 350 feet to a pile of rock; thence South 35 degrees West 300 feet to a stake near road; thence North 76 degrees West 681 feet to a stake and pointers, Robert Denny's corner; thence with Denny's line, North 10 degrees East 814 feet to a planted stone; thence North 85 degrees West 800 feet to a stake in the edge of a small field; thence North 1-1/2 degrees East 198 feet to center of old road; thence with the center of said road, North 72 degrees East 97.90 feet to a point in the center of said road; thence South 78 degrees East 56.80 feet to a point in the center of said road; thence South 65 degrees East 268.40 feet to a point in the center of said road; thence South 79 degrees 30' East 219 feet to a point in the center of said road; thence North 88 degrees East 71.10 feet to a point in the center of said road; thence North 80 degrees 15' East 64 feet to a point in the center of said road; thence North 59 degrees 30' East 121.20 feet to a point in the center of said road; thence North 51.50 degrees East 61.70 feet to a point in the center of said road; thence North 45 degrees 55' East 244.40 feet to a point in the center of said road; thence North 39 degrees 35' East 204 feet to a point in the center of said road; thence North 54 degrees 30' East 247.30 feet to a point in the center of said road; thence North 26 degrees 25' East 139 feet to a point in the center of said road; thence North 64 degrees 55' East 32.10 feet to a point in the center of said road; thence South 40 degrees East 33.20 feet to a point in the center of said road; thence South 10 degrees 20' East 117.90 feet to a point in the center of said road; thence South 34 degrees 30' East 196.60 feet to a point in the center

of said road; thence South 52 degrees West 52 feet to a point in the center of said road; thence North 88 degrees West 130 feet to a point in the center of said road; thence South 70 degrees 30' West 75 feet to a point in the center of said road; thence South 39 degrees West 150 feet to a point in the center of said road; thence South 18 degrees West 100 feet to a point in the center of said road; thence South 12 degrees East 150 feet to a point in the center of said road; thence South 28 degrees 45' East 100 feet to a point in the center of said road; thence South 48 degrees East 100 feet to a point in the center of said road; thence South 65 degrees East 100 feet to a point in the center of said road; thence South 69 degrees 30 East 200 feet to the point of beginning.

Second Tract: Land in Davidson County, Tennessee, beginning at an iron post, the northeast corner of this tract of land and formerly an interior corner between Akins and Denny; thence uphill the old line North 84 degrees 45' West 405.0 feet, more or less, to a point in old line; thence South 1 degrees 30' West 82.0 feet to an iron pin and stake in Hillside; thence with a new line severing the Denny property South 19 degrees 30 East 842.0 feet, more or less, to an iron pin on the east slope side of large hill top; thence, with old line, North 10 degrees 15' East 814.0 feet to an iron post, the point of beginning, containing 3.88 acres, more or less.

INCLUDED in the above described property, but expressly EXCLUDED herein is the property conveyed to Sammy Denny by Warranty Deed from Earnest Akins dated 07/28/1977 and recorded on 10/27/1977 at Book 5214, Page 873, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property, but expressly EXCLUDED herein is the property conveyed to the State of Tennessee by Warranty Deed from Kenneth W. Carman and wife, Mildred M. Carman, dated 08/06/1996 and recorded on 09/26/1996 at Book 10204, Page 424, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry H. Wiggs, Trustee of the Larry H. Wiggs Revocable Living Trust dated October 28, 2020, by Warranty Deed from Kenneth W. Carman and wife, Mildred M. Carman, dated 03/10/2022 and recorded on 03/21/2022 Instrument No. 20220321-0032083, Register's Office for Davidson County, Tennessee.

This is property generally located:
4226 Libble Road, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement of record at Book 10204, Page 424, Register's Office of Davidson County, Tennessee.
3. Subject to the right of way of Libble Road.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Larry H. Wiggs, Trustee of the Larry H. Wiggs Revocable Living Trust dated October 28, 2020,** has caused this instrument to be executed, this the 28 day of May, 2026.

Larry H. Wiggs, Trustee

Larry H. Wiggs, Trustee of the Larry H. Wiggs Revocable Living Trust dated October 28, 2020

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Larry H. Wiggs, Trustee of the Larry H. Wiggs Revocable Living Trust dated October 28, 2020,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 28 day of May, 2026.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY