Karen Johnson Davidson County
Batch# 1429979 DEEDWARR
06/09/2026 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20260609-0052248

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0124

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Fletcher Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of June, 2026

C. Loy Carney
Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Keaton Moore & Fletcher Moore	CMG Mortgage Inc.	061-05-0-007.00
314 Broadmoor Drive	3160 Crow Canyon Rd #400	
Nashville, TN 37216	San Ramon, CA 94583	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Revocable Shemika Andrea Hall Living Trust dated May 17, 2024

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keaton Moore and Fletcher Moore, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 12th formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Wm. Collier Parish Associates, Civil Engineers. dated March 21, 1961, and being designated as Tract C on said survey and described as follows:

Beginning at a concrete monument in the south margin of Broadmoor Drive in the west line of said subdivision of GraMar Acres, as of record in Book 2663, page 113; thence with the west line of said subdivision, south 2 degrees 30' west 245 feet to an iron pin; thence north 87 degrees 30' west 130.60 feet to an iron pin in the east line of the property conveyed to A.T. Sledge and wife, by deed from T.H. Wilholte and wife, of record in book 853 page 137; thence along Sledge's east line north 2 degrees 30' east 245 feet to the south margin of Broadmoor Drive; thence with the margin of the same south 87 degrees 30' east 130.60 feet to the point of beginning. containing 0.73 of an acre. more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to the State of Tennessee of record in Book 4966, Page 54, said Register's Office, and described as follows:

Beginning at the point of intersection of the east boundary of the George W. Stricklin property and the south margin of Broadmoor Drive, thence along the said south margin eastwardly 130.60 feet to a point, thence south 6 degrees 57 minutes 22 seconds west 15.83 feet to a point, thence north 84 degrees 04 minutes 25 seconds west 13.62 feet to a point, thence along a curve left having a radius of 11,471.16 feet westwardly for 50.44 feet to a point, thence north 83 degrees 49 minutes 18 seconds west 66.68 feet to a point, thence north 6 degrees 57 minutes 22 seconds east 16.00 feet to the point of beginning and containing 2,108 square feet.

BEING the same property conveyed to Shemika Andrea Hall, as Trustee of the Revocable Shemika Hall Living Trust 2024 dated May 17th, 2024 by Quitclaim Deed from Shemika Andrea Hall f/k/a Shemika A. Davis, dated 5/17/2024 and recorded 5/24/2024 in Instrument No.

20240524-0039032; and being the same property previously conveyed to Shemika A. Davis by Deed from Shemika A. Davis and husband, Alec Davis, dated 6/28/2005 and recorded 6/29/2005 in Instrument No. 20050629-0074905; and being the same property previously conveyed to Shemika A. Davis and husband, Alec Davis by Warranty Deed from Heath Mitchell Kane and Lucein Dale, dated 2/9/2004 and recorded 3/5/2004 in Instrument No. 20040305-0025492, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 314 Broadmoor Drive, Nashville, TN 37216

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of June, 2026.

Revocable Shemika Andrea Hall Living Trust 2024 dated May 17th, 2024

By: Shemika Andrea Hall
Shemika Andrea Hall, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shemika Andrea Hall, Trustee of the **Revocable Shemika Andrea Hall Living Trust 2024 dated May 17th, 2024**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.

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2026.

Chloe S Nguyen
Notary Public
My Commission Expires: 1/24/2028

CHLOE S. NGUYEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028
(Notary Seal)

True Copy Certification

I, **Denise Woods,** 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 this the 15 day of June, 2026.

Denise Woods
Affiant Signature
Date 6-9-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of June, 2026.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

