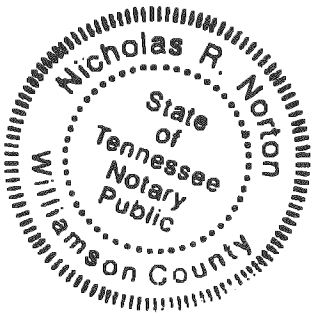
Karen Johnson Davidson County
Batch# 1433551 DEEDWARR
06/16/2026 09:01:30 AM 5 pgs
Fees: $28.00 Taxes: $2,960.00
20260616-0054212

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $800,000.00. Affiant Subscribed and sworn to before me, this June 12, 2026. Notary Public My commission expires: 2-2-2030

THIS INSTRUMENT PREPARED BY:
Nicholas R. Norton, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Helen Fox and Heath Miley		
2115 Natchez Trace	NEW OWNER	104 11 0 218.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Joseph Hunter Moore and Bonnie H. Moore, Co-Trustees of the Moore Community Property Trust

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Helen R Fox and Heath Miley, both unmarried as joint tenants in common with rights of survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8, Block 7, on the Map of Fairfax Place, of record in Book 547, page 133, 137 and 138, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to J. Hunter Moore and wife, Bonnie H. Moore by Warranty Deed from William Richard Terry, individually and as Executor of the Estate of Jimmy Lee Terry; Robert Wade Terry, individually and as Executor of the Estate of Jimmy Lee Terry; and Hazel Ruth Terry Hesson Knago, beneficiaries under the Will of Jimmy Lee Terry of record in Book 5996, Page 940, Register's Office for Davidson County, Tennessee, dated January 4, 1983 and recorded on January 24, 1983.

Being the same property conveyed to Michael D. Sontag by Quitclaim Deed from J. Hunter Moore and wife, Bonnie H. Moore , of record in Instrument No. 20060905-0108917, Register's Office for Davidson County, Tennessee, dated August 11, 2006 and recorded on September 05, 2006.

Being the same property conveyed to J. Hunter Moore and wife, Bonnie H. Moore, as equal tenants in common by Quitclaim Deed from Michael D. Sontage, of record in Instrument No. 20060905-0108917, Register's Office for Davidson County, Tennessee, dated August 11, 2006 and recorded on September 5, 2006.

Being the same property conveyed to Joseph Hunter Moore and Bonnie H. Moore, Co-Trustees of The Moore Community Property Trust, by Quitclaim Deed from J. Hunter Moore and Bonnie H. Moore of record in Instrument No. 20240423-0029295 Register's Office for Davidson County, Tennessee, dated April 10, 2024 and recorded on April 23, 2024.

This is [X] improved [ ] unimproved property known as 2115 Natchez Trace, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, as set forth herein or contained in former instruments of record pertaining to subject property.

As a condition to the conveyance set forth herein, Grantors hereby impose the following restrictive covenant upon the real property described herein and conveyed hereby, which restrictive covenant shall run with the land and be binding upon Grantees and Grantees' heirs, successors and assigns:

The portion of the real property conveyed hereby that is commonly referred to as the "backyard," or the portion that would reasonably be understood to be the backyard of the residence located on the real property conveyed hereby (the "Restricted Area"), the approximate location of such Restricted Area also being identified and depicted as the "Backyard" on Exhibit A attached hereto and made a part hereof, shall not at any time be paved or covered with asphalt, concrete, or other similar impervious material, nor shall such Restricted Area be used, in whole or in part, for the parking, storage, or accommodation of motor vehicles. Notwithstanding the foregoing, customary residential improvements consistent with use as a yard or garden shall be permitted, including but not limited to landscaping, grass, trees, plantings, patios, walkways, and other similar non-vehicular uses, provided that such improvements do not convert the Restricted Area into a parking area or driveway. This restrictive covenant is intended to run with the land and shall be binding on and inure to the benefit of Grantor and Grantees and their respective heirs, successors, and assigns.

GRANTORS FURTHER COVENANT and bind themselves, their 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 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 the Grantors have hereunto executed this instrument on this the 12th day of June, 2026.

Moore Community Property Trust

By: Joseph Hunter Moore Co-Trustee
Joseph Hunter Moore, Co-Trustee

By: Bonnie H. Moore, co-trustee
Bonnie H. Moore, Co-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, Joseph Hunter Moore, Co-Trustee of the Moore Community Property Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above as Co-Trustee.

Witness my hand and official seal this 12th day of June, 2026.

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Notary Public
My Commission Expires: 2-2-2030

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, Bonnie H. Moore, Co-Trustee of the Moore Community Property Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above as Co-Trustee.

Witness my hand and official seal this 12th day of June, 2026.

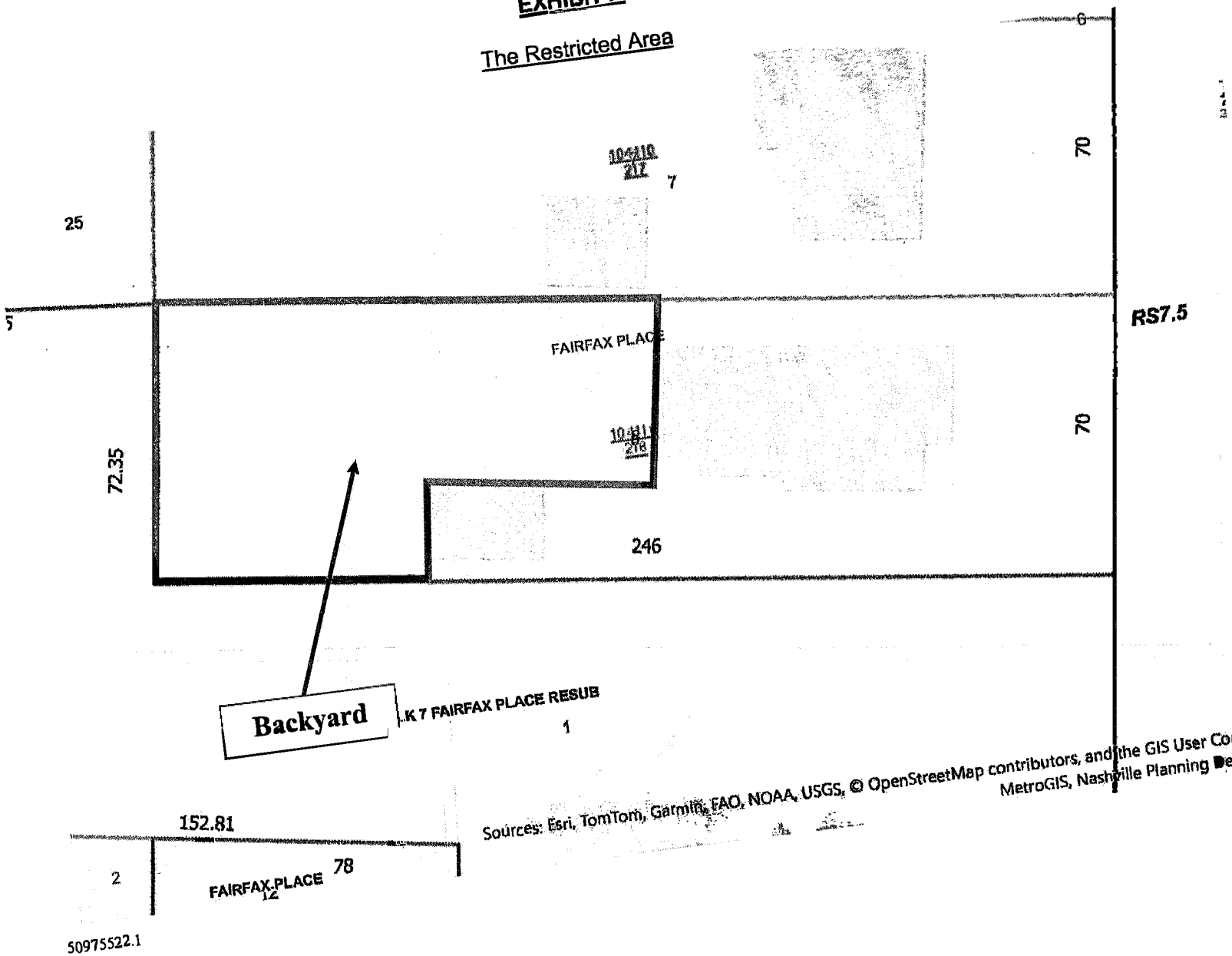
Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Notary Public
My Commission Expires: 2-2-2030

Lenders Title Company File No. 26-11251-7524

EXHIBIT A

The Restricted Area



50975522.1

20260616005421 2

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 12th day of June, 2026.

K. Thomas Sidwell
Date: 6/12/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 12th day of June, 20 26.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY