This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1438976 DEEDWARR
06/29/2026 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260629-0058623

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater for this transfer is: $455,000.00

Affiant Signature

Subscribed and sworn to before me on this the 24 Day of June, 2026

Notary Public

My Commission expires 11 / 15 / 28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
JOHN ERIC MOORE AND MIRINDA COLLEEN MOORE
2721 Call Hill Rd
Nashville, TN 37211

SEND TAX BILLS TO:
New Owners

MAP AND PARCEL NUMBER: 172 12 0B 124.00

WARRANTY DEED
26NT01246

Effective the 25 Day of June, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Eleanor Claire Leist and Joseph Shaker Leist, husband and wife, and their successors, heirs and assigns

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN ERIC MOORE AND MIRINDA COLLEEN MOORE, HUSBAND AND WIFE

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, TN, being Lot No. 447 on the Plan of Bradford Hills, Section Seven, of record in Book 7900, Page 6 and amended in Book 7900, Pages 337 & 338, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eleanor Claire Leist and Joseph Shaker Leist, husband and wife, and their successors, heirs and assigns by Quit Claim Deed from Eleanor Claire Leist as recorded 8/15/2023 in Book NA at Page NA as Document 20230815-0063302.

Commonly Known As: 2721 Call Hill Rd, Nashville, TN 37211-6871

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 25 day of June, 2026

Joseph S Leist

Joseph S Leist
State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joseph S Leist** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this the 25 day of June, 2026

Eleanor Claire Leist

Eleanor Claire Leist
State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Eleanor Claire Leist** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/25/26.

Affiant Signature – Joshua A. Terry

6/26/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/26/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27