WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 1441896
07/02/2026 02:55:59 PM
Fees: $13.00 Taxes: $1,443.00

Davidson County
DEEDWARR
2 pgs

20260702-0060026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bluebird Properties LLC	**Same as New Owner**	
(NAME)	(NAME)	**147-05-0-157.00**
9005 Overlook Blvd		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN D. MORAN, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLUEBIRD PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 514 on the Map of Crieve Hall Estates, Section Six, of record in Book 2331, Page 1 and 2, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 514 fronts 90 feet on the westerly side of Salem Drive and runs back 215.7 feet on the north and 203.8 feet on the southerly line to a dead line and measures 125 feet.

Being the same property conveyed to Elizabeth H. Hardison and Helen Kathleen Phillips by Warranty Deed from Elizabeth H. Hardison dated May 19, 1978 in Book 5289, Page 392, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Elizabeth H. Hardison, unmarried by Quitclaim Deed from Helen Kathleen Phillips, unmarried, dated March 7, 1988 and recorded March 14, 1988 in Book 7490, Page 267, said Register's Office.

Being the same property conveyed to John D. Moran and wife, Joan Carr Moran by Executors of the estate of Elizabeth H. Hardison, dated May 1, 1997 and recorded in Book 10445, Page 205, Registers' Office of Davidson County, Tennessee.

Being the same property conveyed to Joan Carr Moran by Quitclaim Deed from John D. Moran dated April 22, 1998 and recorded April 24, 1998 in Book 10900, Page 314, Register's Office of Davidson County, Tennessee.

Joan Carr Moran having died September 1, 2017.

Being the same property conveyed to Samuel Houston Moran and John Moran, Jr. as co-trustees of the John Davids Moran Family Trust by Quitclaim Deed from Samuel Houston Moran and John Moran, Jr. as Executors of the estate of Joan Carr Moran, deceased, dated April 10, 2018 and recorded April 17, 2018 in Instrument No. 20180417-0035937, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Samuel Houston Moran and John Moran, Jr., as Co-Trustees of the John Davis Moran Family Trust- Samuel Houston Moran Share, by Quitclaim Deed from Samuel Houston Moran and John Moran, Jr. as co-trustees of the John Davids Moran Family Trust, dated April 10, 2018 and recorded April 17, 2018 in Instrument No. 20180417-0035938, said Register's Office.

Being the same property conveyed to Samuel Houston Moran, by Quitclaim Deed from Samuel Houston Moran and John Moran, Jr. as co-trustees of the John Davids Moran Family Trust-Samuel Houston Moran Share, dated April 10, 2018 and recorded April 17, 2018 in Instrument No. 20180417-0035939, said Register's Office.

Being the same property conveyed to John Moran Jr. by Quitclaim Deed from Samuel Houston Moran, dated April 10, 2018 and recorded April 17, 2018 in Instrument No. 20180417-0035940, said Register's Office.

Subject property having never been said grantors primary or marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 1 and 2, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2332, Page 93, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4907 Salem Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 29th DAY OF JUNE, 2026.

John D. Moran, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN D. MORAN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of June, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212