Karen Johnson Davidson County
Batch# 1455890 DEEDQC
08/05/2026 01:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260805-0072092

EXECUTOR'S DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Darryl Jerome Moore

James E. Moore Jr.

This transfer is tax-exempt under T.C.A. § 67-4-409(a)(l).

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST 2026.

Notary Public (AFFIX SEAL)

DENALI NORTHUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/20/2029
RUTHERFORD COUNTY

My Commission Expires: 05/20/2029

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: NEW OWNER	MAP-PARCEL NUMBERS:
(NAME) James E. Moore Jr., et. al	(NAME) Same	15DA-03485
(ADDRESS) 1509 Heritage View Blvd.	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that James Earl Moore Sr., also known as James E. Moore, died on December 27, 2025, leaving a Will dated May 2, 2023. The Will was admitted to probate on March 9, 2026, in the Seventh Circuit Court of Davidson County Probate Division, Docket No. 26P415. James E. Moore Jr. was appointed as Executor and has duly qualified. All debts of the decedent have been paid.

The Decedent's Will bequeathed all real property to his children, James E. Moore Jr. and Darryl Jerome Moore, in equal shares. The Executor, James E. Moore Jr., is duly qualified. All debts of the Decedent have been paid. The Executor, by signing this Deed, releases any right the Executor

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has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of James Earl Moore Sr., the Executor sells, transfers, and conveys to James E. Moore Jr. and Darryl Jerome Moore, as tenants-in-common, each owning an undivided fifty percent (50%) interest, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the westerly half of Lot No. 11 on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said County.
>
> Said part of Lot No. 11 fronts 50 feet on the northerly side of Delmas Avenue and runs back between parallel lines, 191 feet, more or less to the southerly boundary line of Bush Spain's Subdivision, as of record in Book 161, Page 129, said Register's office, measuring 50 feet thereon.
>
> BEING the same property conveyed to James E. Moore and wife, Barbara J. Moore by Warranty Deed from David H. Chadwick and wife Angela M. Chadwick, signed April 19, 1977, and recorded on April 20, 1977, at 3:22 PM, of record in Book 5138, Page 348, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as **1001 Delmas Avenue, Nashville, Tennessee 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO any and all existing easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Grantees, their successors, and assigns, forever with full power to sell, lease, transfer, convey, or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as Executor only, do covenant with the said GRANTEES, that I, as the Executor only, are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

And I, as Executor only, do further and bind myself and representatives to warrant and forever defend the title to said land to the said GRANTEES, their successors, and assigns, against the lawful claims of all persons whomsoever.

[signatures on the following page]

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WITNESS MY HAND this 4th day of August 2026.

ESTATE OF JAMES EARL. MOORE SR.
BY JAMES E. MOORE JR., EXECUTOR

EXECUTOR: James E. Moore Jr.

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

SWORN TO AND SUBSCRIBED before me, the undersigned, a Notary Public in and for said County and State, this 4th day of August 2026, James E. Moore Jr., the within named bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

Witness my hand and official seal this, the 4th day of August 2026.

DENALI NORTHUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/20/2029
RUTHERFORD COUNTY

NOTARY PUBLIC

My commission expires: 05/20/2029

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Certificate of Authenticity

I, Lukeus Wingo, do hereby make an 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 August 4, 2026.

Lukeus Wingo, Esq.
Dated: 8/4/2026

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Sworn to and subscribed before me on this, the 4th day of August 2026.

Notary Public

DENALI NORTHUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/20/2029
RUTHERFORD COUNTY

My Commission Expires: 05/20/2029