THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755080**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2026. Notary Public My Commission Expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456620 DEEDWARR
08/07/2026 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20260807-0073154

Address New Owner:	Send Tax Bills To:	Tax Information:
Clay Kizer	Movement Mortgage	Tax Parcel ID No.
1633A Northview Avenue	8024 Calvin Hall Road	072 10 4H 001.00
Nashville TN 37216	Indian Land, SC 29707	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harrison Foster Moore, now married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay Kizer, an unmarried person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1633 NORTHVIEW AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1633 NORTHVIEW AVENUE COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20180425-0039117 and Scrivener's Affidavit recorded in Instrument No. 20190417-0035191, as amended in Instrument No. 20190417-0035249, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Harrison Foster Moore, an unmarried man, by Warranty Deed from Burkett Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20190426-0038469, in the Register's Office of Davidson County, Tennessee, dated April 23, 2019, and recorded on April 26, 2019.

Rachel Barker joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Harrison Foster Moore.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHAS U COGGIN'S FIRST ADDITION, as recorded in Plat Book 421, Page 33.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180425-0039117 and Scrivener's Affidavit recorded in Instrument No. 20190417-0035191, as amended in Instrument No. 20190417-0035249.

Party Driveway Agreement as set forth in instrument recorded in Book 6567, Page 362.

Agreement for Dedication of Public Right-of-way as set forth in instrument recorded in Instrument No. 20180501-0040830.

This is improved property located at 1633 A Northview Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2026.

Harrison Foster Moore

Rachel Barker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harrison Foster Moore and Rachel Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2026.

SAIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/31/26. (date of document).

Affiant Signature

8/6/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

