Karen Johnson Davidson County
Batch# 1458900 DEEDWARR
08/12/2026 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,471.68
20260812-0074396

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-17-29
(AFFIX SEAL)

DANA F. OBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

BG-RG-26-7277-323

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)
Payton Scott and Grant Micheal Moore	**New Owner**	
(NAME)	(NAME)	
7277 Charlotte Pike #323	Same	**114-08-0C-141.00-C0**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Same	
(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, **LEONARD COLIN HALES, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAYTON SCOTT AND GRANT MICHAEL MOORE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 137 ON THE PLAN OF THE FINAL PLAT OF WEST PARK, PHASE 3, OF RECORD IN PLAT AT INSTRUMENT NO 20060202-0012968, AND ALSO AMENDED BY EXHIBIT A OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IN INSTRUMENT NO 20060202-0013378, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO LEONARD COLIN HALES, AN UNMARRIED MAN, BY WARRANTY DEED FROM SARA CLIFFORD, F/K/A SARA COREY, A MARRIED WOMAN, DATED DECEMBER 10, 2020, OF RECORD IN INSTRUMENT NO 20201215-0148056, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS BEING THE SAME PROPERTY CONVEYED UNTO LEONARD COLIN HALES, AN UNMARRIED MAN, BY WARRANTY DEED FROM SARA CLIFFORD, F/K/A SARA COREY, A MARRIED WOMAN, DATED DECEMBER 10, 2020, OF RECORD IN INSTRUMENT NO 20201215-0148056, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to:

- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Declarations, Covenants, Restrictions, and Bylaws of record in Instrument No. 20040624-0075135, amended in Instrument No. 20060202-0013378, Register's Office for Davidson County, TN.
- All matters shown on the Plat of record in Instrument No. 20060202-0012968, Register's Office for Davidson County, TN.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7277 Charlotte Pike #323, Nashville, Tennessee 37209**.

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 7th DAY OF AUGUST, 2026.

Leonard Colin Hales

Leonard Colin Hales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONARD COLIN HALES, 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 7th of August, 2026.

Brian D. Mitchell

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Freedom Title Services
135 Center Pointe Drive
Clarksville, TN 37040

TRUE COPY CERTIFICATION

I, Dana Robertson, 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 8/7/2026.

8/7/26

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 7 day of August, 2026.

Notary's Signature

My Commission Expires: 9-15-29

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY