Karen Johnson Davidson County
Batch # 1463057 DEEDQC
08/25/2026 10:11:30 AM 7 pgs
Fees: $38.00 Taxes: $5,776.86
20260825-0078579

THIS INSTRUMENT PREPARED BY:
ANDREW E. MILLS, Esq.
Reynolds, Potter, Ragan & Vandivort, PLC
Attorneys-at-Law
210 East College Street
Dickson, Tennessee 37055
This firm did not conduct a title search, issue a title opinion letter, or issue title insurance regarding the sale of this property.

Address of New Owners:	Send Tax Bills To:	Map / Parcel
Mark Ward Moore	SAME	141 / 187.00
1178 Mt. Pleasant Rd.		141 / 041.00
Kingston Springs, TN 37082		141 / 090.00
		155 / 013.00
		155 / 155.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of **One And No/100ths ($1.00) Dollar**, to me paid, the receipt of which is hereby acknowledged, and other considerations hereinafter mentioned, I, **Moore Homes, LLC**, the Grantor, does transfer and quitclaim unto **Mark Ward Moore** Grantee, their heirs and assigns, the following described tract or Parcel of land, lying and being situated in the 35th Civil District of Davidson County, Tennessee, and more particularly bounded and described as follows:

Tract I

Lying In the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in Book 5455, Page 881 (property map 141, Parcel 41) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at an old fence comer post at a Southeast corner of the larger tract of which this Is a part and at a Southwest comer of "Sheffield" on the Harpeth subdivision and in the North line of Liff; thence with the north line of Liff and generally along a fence the following calls:
South 81 degrees 29 minutes 00 second West 462.80 feet,
South 76 degrees 25 minutes 56 second West 256.09 feet,
South 77 degrees 02 minutes 56 seconds West 185.38 feet to an old fence corner post; thence on new lines through Branstetter the following calls;
South 77 degrees 02 minutes 56 seconds West 85.21 feet to a new iron rod,
North 07 degrees 12 minutes 26 seconds West 491.27 feet to a new iron rod,
North 82 degrees 12 minutes 59 seconds East 898.90 feet to a new iron rod in a West line of "Sheffield" on the Harpeth subdivision; thence with said

Subdivision South 18 degrees 24 minutes 59 seconds East 456.34 feet to the point of beginning and containing 10.00 acres.

Tract II

Lying In the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in Book 5455, Page 881 (property map 141, parcel 41) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod which is located North 18 degrees 24 minutes 59 seconds West 456.34 feet from an old fence corner post at a Southeast comer of the larger tract of which this is apart; said fence corner post being at a Southwest corner of "Sheffield" on the Harpeth subdivision and in the North line of Liff; thence on new lines through Branstetter the following calls:
South 82 degrees 12 minutes 59 seconds West 898.90 feet to a new iron rod,
North 07 degrees 12 minutes 26 seconds West 487.01 feet to a new iron rod;
thence continuing on a new line and generally along a fence North 82 degrees 12 minutes 59 seconds East 941.31 feet to an old fence comer post in a West line of "Sheffield" on the Harpeth subdivision;
thence with said subdivision the following South 07 degrees 00 minute 24 seconds West 317.61 feet to an old fence corner post;
thence South 18 degrees 24 minutes 58 seconds East 183.05 feet to the point of beginning and containing 10.00 acres.

Tract III

Lying in the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in book 5455, page 881 (property map 141, parcel 41) at the Register's Office of Davidson County TN and being more particularly described as follows:

Beginning at an old fence comer post in the north margin of Poplar Creek Road at the southwest corner of the larger tract of which this is a part; thence leaving Poplar Creek Road and with a north line of Potter North 73 degrees 32 minutes 33 seconds West 506.83 feet to a 36 Inch beech tree; thence on lines with Abernathy end then Branstetter and generally along a fence the following calls:
North 08 degrees 34 minutes 21 seconds East 953.57 feet,
North 07 degrees 58 minutes 12 seconds East 710.21 feet,
North 09 degrees 10 minutes 09 seconds East 376.63 feet,
North 08 degrees 50 minutes 27 seconds East 494.62 feet to an old fence comer post;

thence with Brown North 08 degrees 50 minutes 27 seconds East 536.54 feet to a point In the Harpeth River;
thence with the approximate center of the Harpeth River the following calls:
North 23 degrees 05 minutes 43 seconds East 305.68 feet,
North 27 degrees 48 minutes 37 seconds East 346.55 feet,
North 44 degrees 44 minutes 16 seconds East 866.36 feet,
North 48 degrees 33 minutes 04 seconds East 1093 .62 feet,
North 76 degrees 57 minutes 47 seconds East 167.58 feet,
South 79 degrees 53 minutes 08 seconds East 185.75 feet,
South 40 degrees 48 minutes 32 seconds East 263.74 feet,
South 43 degrees 27 minutes 40 seconds East 537.31 feet,
South 50 degrees 37 minutes 32 seconds East 468.88 feet;
thence leaving said river and on lines with "Sheffield" on the Harpeth subdivision the following calls:
South 47 degrees 11 minutes 26 seconds West (passing over an old concrete monument on south river bank) 259.55 feet to an old fence comer post,
South 71 degrees 02 minutes 32 seconds West 706.67 feet to an old fence corner post,
South 64 degrees 29 minutes 51 seconds West 949.24 feet to an old fence corner post. South 07 degrees 00 minute 24 seconds West 321.33 feet to an old fence corner post;
thence on new lines through Branstetter the following calls:
South 82 degrees 12 minutes 59 seconds West 941.31 feet to a new Iron rod,
South 07 degrees 12 minutes 26 seconds East 978.28 feet to a new Iron rod,
North 77 degrees 02 minutes 56 seconds East 85.21 feet to an old fence corner post;
thence on lines with Liff and generally along a fence the following calls:
South 09 degrees 28 minutes 34 seconds West Z27.27 feet,
South 08 degrees 08 minutes 32 seconds West 1647.48 feet to an old fence corner post in the north margin of Poplar Creek Road;
thence with said north margin along a curve to the left with radius = 577.32 feet, length = 243.23 feet and chord = South 49 degrees 05 minutes 32 seconds West 241.43 feet to the point of beginning and containing 109.10 acres.

Tract IV

Land in the 9th Civil District of Davidson County, Tennessee, described as follows:
Commencing at an Iron rod in the East right of way of McCrory Lane, and the West margin of Christine Presley property, said iron rod being 1480 feet North of a point opposite the center line of Russell Road, as measured along the Eastern right of way of McCrory Lane;
thence with Presley North 06 degrees 06 minutes 49 seconds East 138.03 feet

to an iron rod;
thence South 80 degrees 11 minutes 15 seconds East 784.82 feet to an iron rod in Presley's North line, the point of beginning thence crossing Grantor with a severance line, North 42 degrees 45 minutes 50 seconds East 1268.01 feet to an iron rod;
thence North 08 degrees 46 minutes 22 seconds West 222.69 feet, passing an Iron rod at 15.28 feet to an iron rod in a fence line;
thence South 79 degrees 06 minutes 18 seconds East 30.08 feet to a fence post in Cecil D. Branstetter' s West line;
thence with Branstetter's South 06 degrees 46 minutes 22 seconds West 186.96 feet to an iron rod;
thence continuing South 06 degrees 46 minutes 22 seconds West 1100.69 feet to an iron rod in Branstetter's West line, and the Northeast comer of Christine Presley's;
thence with Presley's North line North 80 degrees 11 minutes 15 seconds West 776.25 feet to the point of beginning, containing 10.0007 acres, more or less, and being Tract III of a survey of the Grantor's property according to a survey by Monroe Elliott, RLS 1421, dated April 24, 1986 and revised February 17. 1988.

Tract V

Land in the 9th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan for Division of the Joseph W. Newsom Lands as of record in Book 1, Page 25, Chancery Court at Nashville, and being Tract No. 10, of the R. N. Hutton Estate, as shown in a survey by G. Barry Greer, Surveyor, dated March 27, 1972, described as follows:

Beginning at a point in the Easterly margin of McCrory Lane, said point being South 2 degrees 49 minutes 30 seconds West of the Southwest comer of a tract of land conveyed to Philip L. Brown, Jr., by deed of record in Book 2486, page 535, Register's Office for said county;
thence North 2 degrees 49 minutes 30 seconds East 177 feet to a post;
thence South 82 degrees 09 minutes East 1546.8 feet to an iron pin;
thence South 4 degrees 08 minutes West 313.5 feet to a point;
thence South 4 degrees 47 minutes West 313.5 feet to an iron pin;
thence North 81 degrees 57 minutes West 1403.1 feet, to a point in the Easterly margin of McCrory Lane;
thence continuing with same as follows:
North 10 degrees 29 minutes 30 degrees West 124.3 feet, and continuing with a curve to the left, having a radius of 984.93 feet, Northwestwardly 63.6 feet to the point of beginning containing 22.6 acres more or less.

Being the same property conveyed to Moore Homes, LLC, a Tennessee limited liability company by Warranty Deed from Curtis Groves and Faith Groves, husband and wife, and Aaron White, married, of record in Instrument No. 20180716-0068738, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to Moore Homes, LLC, a Tennessee limited liability company by Quitclaim Deed dated May 3, 2025 from Moore Homes, LLC, a Tennessee limited liability company, and of record in Instrument No.20250603-0043448, Register's Office for Davidson County, Tennessee for the purpose of combing two tracts (Tract I & II herein).

Tract VI

Land in the 9th Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the Plan of the Joseph W. Newsom Lands, of record in Plat Book 1, Page 25, Chancery Court at Nashville, together with a certain adjacent parcel, all being shown on a survey by G. Bary Greer, Surveyor, dated March 27, 1972, as Tract No. 11 and a 3.25 acre tract of the R. N. Hutton Estate, described together as follows:

Beginning at a point in the Northerly margin of McCrory Lane, said point being the Southwesterly corner of the Roseliee Hugh lands, as conveyed by deed of record in Book 1344, Page 685, in the Registers Office of said County; thence with said margin Northwestwardly and with a curve to the right, said curve having a radius of 542.96 feet, a distance of 558.98 feet to a point; thence continuing with said margin Northwestwardly and with a curve to the right, said curve having a radius of 542.96 feet, 82.37 feet to a point; thence continuing with said margin North 10 degrees 29' 30" West 486.6 feet to a point;
thence continuing with said margin North 79 degrees 30' 30" East 15 feet to an iron pin;
thence with said margin North 10 degrees 29' 30" West 114 feet to a point;
thence leaving said margin South 81 degrees 57' East 1402.1 feet to an iron pin;
thence with an old woven wire fence South 4 degrees 47' West 627 feet to a 30" beech tree;
thence North 79 degrees 59' West 402.1 feet to an existing angle iron;
thence North 10 degrees 20' East 53 feet to an existing angle iron;
thence North 79 degrees 40' West 40.05 feet to a point;
thence South 10 degrees 20' West 53 feet to an angle iron;
thence North 81 degrees 45' West 78 feet a beech tree;
thence South 42 degrees 57' West 325.4 feet with an old wire fence to a point;

thence South 57 degrees 14' West 101.2 feet to the point of beginning, containing 21.05 acres, more or less.

Being the same property conveyed to Moore Homes, LLC, a Tennessee limited liability company by Warranty Deed dated June 6, 2023 from Lee Anne Abernathy, as Trustee of the Abernathy Family Trust, as to a 2/6 undivided interest; Mary Jane A. Baird, as to a 1/6 undivided interest; David P. Baird, Sr., as to a 1/6 undivided interest, and Robert W. Abernathy, as to a 2/6 undivided interest, of record in Instrument No. 20230609-0043973, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I/We have hereunto set my/our hands and signatures, this 14 day of August, 2026.

Moore Homes, LLC
a Tennessee limited liability company

Mark Edward Moore, Sole Member

STATE OF TENNESSEE)
COUNTY OF DICKSON)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Mark Edward Moore, Sole Member of Moore Homes, LLC** with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Subscribed and sworn to before me this 14 day of August, 2026.

Brittany Kelly
NOTARY PUBLIC

BRITTANY KELLY
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 8-29-2028

My Commission Expires: _____

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STATE OF TENNESSEE)
COUNTY OF DICKSON)

I hereby swear of affirm that the actual consideration for this transfer is $1,561,312.88.

AFFIANT

Subscribed and sworn to before me this 14 day of August, 2026.

NOTARY PUBLIC

BRITTANY KELLY
STATE OF TENNESSEE
NOTARY PUBLIC
HICKMAN COUNTY
MY COMMISSION EXPIRES 8-29-2028

My Commission Expires: