This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson
Batch # 1471859
09/11/2026 10:08 AM
Fees: $13.00 Taxes: $2,604.80

Davidson County
DEEDWARR
2 pgs

20260911-0084471

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $704,000.00.

Affiant

Subscribed and sworn before me this the 8 day of September, 2026.

Notary Public
My commission expires:

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Ross Aker<br>Karly Soulas<br>309 Fielding Crest<br>Brentwood, TN 37027 | NEW OWNER | 172-01-0A 145.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PERRY GLEN MOORE AND DAWN ROBBINS MOORE AS TRUSTEES OF THE PERRY GLEN MOORE AND DAWN ROBBINS MOORE LIVING TRUST DATED SEPTEMBER 22, 2021, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROSS AKER, A SINGLE MAN AND KARLY SOULAS, A SINGLE WOMAN, JOINT TENANTS RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 145, on the Plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Perry Glen Moore and Dawn Robbins Moore, Trustees of the Perry Glen Moore and Dawn Robbins Moore Living Trust dated September 22, 2021, and any amendments thereto, by Quitclaim Deed from Perry Moore and Dawn Moore, husband and wife, dated 9/22/2021 and recorded 11/3/2021 in Instrument No. 20211103-0147244, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Perry Moore and Dawn Moore, husband and wife, by Warranty deed from Helen E. McMillen, unmarried, dated 09/16/2005 and recorded 9/19/2005 in Instrument No. 20050919-0112287, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 309 Fielding Crest, Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8TH day of September, 2026.

Perry Glen Moore and Dawn Robbins Moore Living Trust dated September 22, 2021

Perry Glen Moore, TRUSTEE
Perry Glen Moore, Trustee

Dawn Robbins Moore, Trustee
Dawn Robbins Moore, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Perry Glen Moore and Dawn Robbins Moore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the TRUSTEES of the within named bargainor, Perry Glen Moore and Dawn Robbins Moore Living Trust, and that she, as such TRUSTEES, executed the foregoing instrument for the purposes therein contained by signing the name of the Perry Glen Moore and Dawn Robbins Moore Living Trust by the said Perry Glen Moore and Dawn Robbins Moore as such TRUSTEES.

Witness my hand and official seal this 8th day of September, 2026.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY