Karen Johnson Davidson County
Batch# 1474803 DEEDWARR
09/18/2026 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20260918-0086939

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611703

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$310,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17th day of September, 2026.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 17th day of September, 2026, among:

VANESSA B. MOORE

UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Tract I:
Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Gold Key Addition, Section Two, as of record in Plat Book 5050, page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Carl E. Moore and wife, Vanessa B. Moore by deed from Cumberland Builders, Inc., dated May 20, 1983, of record in Book 6062, page 692, Register's Office for Davidson County, Tennessee. The said Carl E. Moore having since died on December 28, 2004, leaving Vanessa B. Moore as surviving tenant by the entirety.

Tract II:
Land in Davidson County, Tennessee, being Reserved Parcel "F" as shown on the Plan of Gold Key Addition, Section Two, as of record in Plat Book 5050, page 13, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a concrete monument located on the southerly side of Golden Hill Drive in the fence line of the A. J. Hunt property as recorded in Book 1812, page 455, said Register's Office; thence running South 04° 15' West 106.50 feet with the Hunt fence line to a point in the fence line, said point being on the easterly line of Lot No. 68 of Gold Key Addition, Section Two; running thence in a northwesterly direction and with the east line of Lot No. 68, 83.91 feet to a point on the southerly margin of Golden Key Drive; thence with the curvature of the southerly margin of Golden Hill Drive 62.46 feet to the point of beginning.
Being the same property conveyed to Carl Eugene Moore and wife, Vanessa Moore by deed from Cumberland Builders, Inc., a Tennessee corporation, dated May 20, 1983, of record in Book 6061, page 241, Register's Office for Davidson County, Tennessee. The said Carl Eugene Moore having since died on December 28, 2004, leaving Vanessa B. Moore as surviving tenant by the entirety.
Carl E. Moore and Carl Eugene Moore being one and the same person.

Vanessa B. Moore and Vanessa Moore being one and the same person.

Being also known as 4301 & 0 Golden Hills Drive, Nashville, TN 37218.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.
SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.
FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

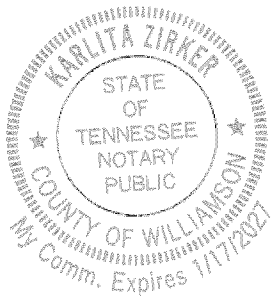
Vanessa B. Moore

Vanessa B. Moore

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Vanessa B. Moore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of September, 2026.



Karlita Zirker

Notary Public
My Commission Expires: 1-17-2027

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 4301 & 0 Golden Hills Drive
City, State, Zip: Nashville, TN 37218

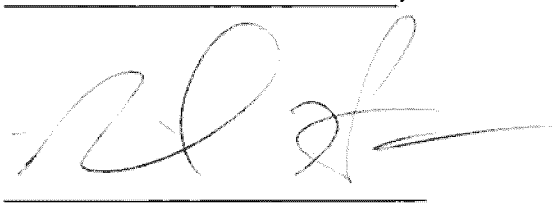
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 4301 & 0 Golden Hills Drive
City, State, Zip: Nashville, TN 37218

Tax ID: 058-11-0-210.00 & 209.00

Certificate of Authenticity

I, Nick Harris, 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 **September 17, 2026**.



Affiant Signature

9/17/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **September**, 20___.



Notary's Signature

My Commission Expires: 3/9/27

Date

