Karen Johnson Davidson County
Batch# 1474981 DEEDWARR
09/18/2026 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20260918-0087175

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$315,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611704	Affiant Sworn to and subscribed before me this 17th day of September, 2026 Notary Public My Commission Expires: 3/9/27
After Recording Return To The Above.	

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

WARRANTY DEED

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

NASHVILLE METRO HOLDINGS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantor**")

AND

ERIN MORIARITY
MARRIED

including all heirs, 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. Being also known as 4301 Golden Hills Drive, Nashville, TN 37218.

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 Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Vanessa Moore, unmarried dated September 17, 2026 and filed of record in instrument number 20260918-0086939 Register's Office for Davidson County, Tennessee, on September 18, 2026.

Being also known as 4301 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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Nashville Metro Holdings, LLC

By: Destiny Inglis

Destiny Inglis, authorized signor of Canvas Holding Co, LLC, the sole member of Nashville Metro Holdings, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Destiny Inglis*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the ***Authorized Signor*** of ***Canvas Holdings Co, LLC*** which is the sole member of ***Nashville Metro Holdings, LLC*** the within named bargainor, and that she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by herself as its ***Authorized Signor***.

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

Notary Public
My Commission Expires: 3/9/27

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

Owner Name & Property Address:

Name: Erin Moriarity
Address: 4301 Golden Hills Drive
City, State, Zip: Nashville, TN 37218

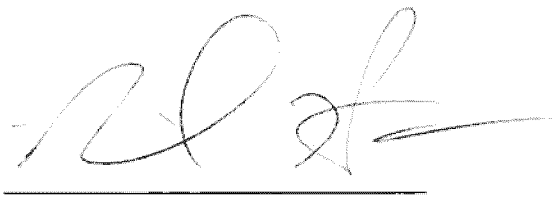
Responsible Party For Taxes:

Name: Erin Moriarity
Address: 4856 Aster Dr
City, State, Zip: Nashville TN 37211

Tax ID: 058-11-0-210.00 and 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

