Karen Johnson Davidson County
Batch# 1475613 DEEDWARR
09/21/2026 03:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20260921-0087687

AFTER RECORDING RETURN TO:
AmTrust North America, Inc.
800 Superior Avenue E.
Cleveland, OH 44114
File No. NTN-1434422

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 04212009600

WARRANTY DEED

THIS INDENTURE made and entered into on this 18 **day of** Sept, 2026, by and between **James E. Moore, Jr. and wife, Karen D. Moore,** residing at 1509 Heritage View Boulevard, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Diana Mogg, unmarried woman,** residing at 1509 Heritage View Boulevard, Nashville, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1509 Heritage View Boulevard, Nashville, TN 37115

Being the same property conveyed to **James E. Moore, Jr. and wife, Karen D. Moore** from **James E. Moore, Jr., married,** in a Quitclaim Deed Deed dated 09/29/2003 and recorded 10/07/2003 under Instrument Number: 20031007-0148228 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

James E. Moore, Jr.

Karen D. Moore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **James E. Moore, Jr. and Karen D. Moore**, the within named Grantor, 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 seal, at office in Davidson County, this 18th day of September, 20 26.

Notary Public

My Commission expires: 8/8/2027

Kilee Thornton
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Taylor Clarke

STATE OF TN
COUNTY OF Wilson

Sworn to before me this 18 day of Sept, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 1, 2030
COUNTY OF WILSON

Name and address for person(s) responsible for taxes:

Guaranteed Rate, Inc.

3940 Ravenwood Ave, Chicago, IL 60613

Name and address of property owner:

Diana Mogg
1509 Heritage View Boulevard, Nashville, TN 37115

EXHIBIT A
LEGAL DESCRIPTION

Being Lot Number 64, on the Plan of Heritage View Subdivision, Section One, as shown by plat of record in Plat Book 6900, Page 772, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Parcel ID Number: 04212009600

Property Commonly Known As: 1509 Heritage View Boulevard, Nashville, TN 37115

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 9-18-24.

Affiant Signature

9-18-24
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 18 day of Sept, 2024.

Notary Signature
My commission expires: _____

TAYLOR CLARKE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 28, 2030
COUNTY OF WILSON