Karen Johnson Davidson County
Batch# 1482506 DEEDWARR
10/08/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20261008-0092620

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Robert Moore and Theodora Kline 3312 Masonwood Drive Nashville, TN 37207	ServisFirst Bank 2500 Woodcrest Place Birmingham , AL 35209	050 11 0 021.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Catherine Beard and Alec Donald Beard, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **THEODORA KLINE, A SINGLE WOMAN, AND ROBERT MOORE, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3312 Masonwood Drive, Nashville, TN 37207 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 12th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 639, Parkwood Estates, Section Four, as shown on plat of record in Plat Book 3300, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Catherine Beard and Alec Donald Beard, wife and husband, by Warranty Deed from New Leaf Investments, LLC., a Tennessee limited liability company, dated October 12, 2022, and recorded October 12, 2022, of record in Instrument No. 20221014-0112741, in the Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) property known as 3312 Masonwood Drive, Nashville, TN 37207.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 6th day of October, 2026.

Mary Catherine Beard

Alec Donald Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2026, before me personally appeared Mary Catherine Beard and Alec Donald Beard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of October, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $358,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC Exp. 2/27/2029 COUNTY OF SUMNER

Garrett Kenyon
AFFIANT

Sworn to and subscribed before me this 6 day of October, 2026

Notary Public
My commission expires: 10.2.28

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Kimbra Spann, 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 10/06/2026.

Date

Affiant Signature

10/6/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of October, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY