Davidson County	DEEDQC
Recvd: 04/30/15 08:36	6 pgs
Fees:32.00 Taxes:0.00	
20150430-0038570	

AFTER RECORDING RETURN TO:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER ROAD BUILDING 3
CORAOPOLIS, PA 15108
File No. 2649249

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 103-02-0B-004.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 23 day of April, 2015, by and between **J. CRAIG MOORE AND JAMES B. MOORE, BOTH UNMARRIED INDIVIDUALS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, a mailing address of 512 BELLMORE PLACE, NASHVILLE, TN 37209, hereinafter referred to as Grantor(s) and **JAMES C. MOORE, AN UNMARRIED MAN**, a mailing address of 512 BELLMORE PLACE, NASHVILLE, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 512 BELLMORE PLACE, NASHVILLE, TN 37209

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NUMBER 20100405-0024708, recorded on 04/05/2010 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 103-02-0B-004.00

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

J. Craig Moore
J. CRAIG MOORE

JAMES B. MOORE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ~~Davidson~~ James C Moore, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 23 day of April 20 15.

Notary Public
My Commission expires: 07/03/2017

JESIKA L. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20_____.

Notary Public
My Commission expires: _____

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Tax ID No.: 103-02-0B-004.00

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

J. CRAIG MOORE

James B. Moore
JAMES B. MOORE

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, James B Moore, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Birmingham, AL, this 24 day of April 20 15.

Notary Public Pamela Williams
My Commission expires: May 1, 2017

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20____.

Notary Public
My Commission expires: _____

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

JAMES C. MOORE

STATE OF Tennessee

COUNTY OF Davidson

Sworn to before me this 23rd day of April, 2015.

Notary Public

My Commission Expires: 07/03/2017

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

JAMES C. MOORE
512 BELLMORE PLACE
NASHVILLE, TN 37209

Name and address of property owner:

JAMES C. MOORE
512 BELLMORE PLACE
NASHVILLE, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, BELLMORE PLACE, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 808, 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 BY QUITCLAIM DEED FROM GUANG MING WU TO GUANG MING WU AND WIFE, JANLI LU AS RECORDED ON THE 18TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070918-0111612 AND WARRANTY DEED FROM CRAIG S. DORE TO GUANG MING WU, MARRIED AS RECORDED ON THE 10TH DAY OF JANUARY, 2001 IN INSTRUMENT NO. 20010110-0003337, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GUANG MING WU IS ONE AND THE SAME AS GUANGMING WU.

BEING THE SAME PROPERTY CONVEYED TO J. CRAIG MOORE, UNMARRIED AND JAMES B. MOORE, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY DEED FROM GUANG MING WU AND JANLI LU, MARRIED RECORDED 04/05/2010 IN DEED BOOK PAGE 20100405-0024708, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID # 103-02-0B-004.00

PROPERTY COMMONLY KNOWN AS: 512 BELLMORE PLACE, NASHVILLE, TN 37209

True Copy Certification

I, Tim Sexton, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Natalie Irwin, a notary public for this county and state, Tim Sexton, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-14-16

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NATALIE MARIE IRWIN
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires Nov 14, 2016