THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $ - 0 -.

James P. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2017.

Notary Public
My Commission Expires: 5/5/20

FROM:	TO:
Terri R. Bass, Trustee & Cynthia Moran, Trustee	James P. Moore

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
James P. Moore 400 Battle Flag Ln. Mt. Juliet, TN 37122	NEW OWNER	#09312009200

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Terri R. Bass and Cynthia Moran, Trustees of The Juanita M. Moore Revocable Living Trust for the Benefit of Terri R. Bass and Terri R. Bass and Cynthia Moran, Trustees of The Juanita M. Moore Revocable Living Trust for the Benefit of Cynthia L. Giddens nka Cynthia Moran, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto James P. Moore, married, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 37 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said Lot No. 37 fronts 35 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street or Lebanon Pike and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to A. P. Moore and Frank Moore by deed from Felix Franklin Fisher and Maude Franklin Burnett of record in Book 2154, Page 545, said Register's Office, dated July 18, 1953. The said A.P. Moore died intestate on 12/13/60, leaving as Sole Heirs Robert W. Moore, Margaret Moore Jeffries (n/k/a Mikael Prouty), Harold W. Moore, and Geraldine Moore Kehoe. See Affidavit of Heirship of record in Instrument 20170718-0072269, said Register's Office. His wife, Margaret Lee Moore predeceased him. Robert W. Moore, Harold W. Moore, and Geraldine Moore Kehoe conveyed the property to Frank D. Moore of record in Book 4804, Page 320, Register's Office for Davidson County, TN. Frank D. Moore died intestate on May 17, 1969, and title vested in Earline Travis Moore, James P. Moore, and Frances Vettorino. See Affidavit of Heirship of record in Instrument 20170718-0072271, said Register's Office. Frances Vettorino conveyed the property to James P. Moore in Instrument 20161020-0110977, Register's Office for Davidson County, TN. Earline P. Moore died testate on September 16, 1972 and the Will was admitted to Probate as Probate No. 57639, Probate Court for Davidson County, TN., and she devised the property to James P. Moore. Richard Moore died intestate on December 24, 2000, and title vested in Juanita Moore, Terri Ruth Bass, and Cindy Moran. Terri Ruth Bass conveyed the property to James P. Moore in Instrument 20161020-0110978, said Register's Office. Cindy Moran conveyed the property to James P. Moore in Instrument 20161020-0110979, said Register's Office. Juanita Moore died testate on August 7, 2006, see Probate #P-1622-06, Probate Court for Humphrey's County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170061329 DEEDQC
Recvd: 07/18/17 13:25 3 pgs
Fees:17.00 Taxes:0.00
20170718-0072275

The street address of the Real Property is 171 Old Hermitage Ave. – Nashville, TN 37210, ____ Unimproved/ X Improved real property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 11 day of July, 2017.

GRANTORS
The Juanita M. Moore Revocable Living Trust for the Benefit of Terri R. Bass

Terri R. Bass

Terri R. Bass, Trustee

The Juanita M. Moore Revocable Living Trust for the Benefit of Cynthia L. Giddens nka Cynthia Moran

Terri R. Bass

Terri R. Bass, Trustee

STATE OF FLORIDA
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri R. Bass, Trustee of The Juanita M. Moore Revocable Living Trust for the Benefit of Terri R. Bass and Terri R. Bass, Trustee of The Juanita M. Moore Revocable Living Trust for the Benefit of Cynthia L. Giddens nka Cynthia Moran with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Trustee of The Juanita M. Moore Revocable Living Trust for the Benefit of Terri R. Bass and of The Juanita M. Moore Revocable Living Trust for the Benefit of Cynthia L. Giddens nka Cynthia Moran, and as such Trustees, she is authorized to execute this instrument on behalf of the Trusts.

Witness my hand and official seal at office, this 11 day of July, 2017.

My commission expires: _____

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
CHERI SMITH-DARMANIN
MY COMMISSION # FF069108
EXPIRES: January 20, 2018

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this 11th day of July, 2017.

GRANTORS
The Juanita M. Moore Revocable Living Trust for the Benefit of Terri R. Bass

Cynthia Moran Trustee
Cynthia Moran, Trustee

The Juanita M. Moore Revocable Living Trust for the Benefit of Cynthia L. Giddens nka Cynthia Moran

Cynthia Moran Trustee
Cynthia Moran, Trustee

STATE OF TENNESSEE
COUNTY OF Humphreys

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Moran, Trustee of The Juanita M. Moore Revocable Living Trust for the Benefit of Terri R. Bass and Cynthia Moran, Trustee of The Juanita M. Moore Revocable Living Trust for the Benefit of Cynthia L. Giddens nka Cynthia Moran with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Trustee of The Juanita M. Moore Revocable Living Trust for the Benefit of Terri R. Bass and of The Juanita M. Moore Revocable Living Trust for the Benefit of Cynthia L. Giddens nka Cynthia Moran, and as such Trustees, she is authorized to execute this instrument on behalf of the Trusts.

Witness my hand and official seal at office, this 11th day of July, 2017.

My commission expires: 5-15-2018 Brandy N. Vann
Notary Public

