BILL GARRETT, Davidson County
Trans:T20170065377 DEEDQC
Recvd: 07/31/17 11:33 4 pgs
Fees:22.00 Taxes:0.00
20170731-0077318

PREPARED BY:
Julie A Moore
1533 Rockglade Run
Antioch, TN 37013

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
Julie A Moore
1533 Rockglade Run
Antioch, TN 37013

MAIL TAX STATEMENTS TO:
Julie A Moore
1533 Rockglade Run
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Affiant
Subscribed and sworn before me this the
31 Day of July, 2017.
Rebecca Vanleer, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 22 day of July, 2017, between Stephen E. Moore, a married person, whose address is 211 Pitts Ave, Old Hickory, Tennessee 37138 ("Grantor"), and Julie A Moore, a married person, whose address is 1533 Rockglade Run, Antioch, Tennessee 37013 ("Grantee").

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Davidson County, Tennessee, described as:

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Davidson County, Tennesee, described as:Being all of Lot No. 54, Final Plat of Harvest Grove (Formerly Tillman)"Cluster and Lot Subdivison", Section One, a Planned Unit Development, according to plat and survey appearing of record in Instrument N. 20060726-0090037, amended in Instrument No. 20061116-0142300, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot. Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Ole South/Craighead, Joint Venture, dated March 23, 2015, appearing of record in Instrument No. 20150325-0025705, of the Register's Office of Davidson County, Tennessee. This Conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions and Conditions and By-Laws of Harvest Grove contained in instrument of record in

Instrument No. 20060628-0077382; Charter of Homeowners Association of record in Instrument No. 20060519-0059378; Stormwater Detention Agreement of record in Instrument No. 20040707-0080492; Easements to Tennessee Telephone Company of record in Instrument No. 20060707-0081730 and Instrument No. 20060707-0081731, and Release of Public Utility Easement of record in Instrument No. 20070306-0027599; Perpetual Easement for entrance sign of record in Instrument No. 20070220-0020794; and to any and all matters shown on said plat and survey of record of Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300; all of said Register's Office. THIS conveyance is subject to any and all existing easements and/or restrictions of record.Prior instrument reference: General Warranty Deed, Volume/Book N/A, Page N/A, Document No. 200150831-0088092, of the Recorder of Davidson County, Tennessee, recorded.Easements to Tennessee Telephone Company of record in Instrument No. 20060707-0081730 and Instrument No. 20060707-0081731, and Release of Public Utility Easement of record in Instrument No. 20070306-0027599; Perpetual Easement for entrance sign of record in Instrument No. 20070220-0020794; and to any and all matters shown on said plat and survey of record in Instrument No. 20060726-0090037, amended in Instrument No. 20061116-0142300; all of said Register's office.Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right to title to the property, premises, or appurtenances, or any part thereof.

Prior instrument reference: Quitclaim Deed, Volume/Book _____, Page _____, Document No. *20160907-0094279, of the Recorder of Davidson, Tennessee, recorded Wednesday, September 7, 2016. *20160907-0094279

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 164-7-A/540000CO

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 22 day of July, 2017.

Stephen E. Moore, Grantor

State of TN
County of DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Stephen Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 22 day of July 2017.

Notary Public

My Commission expires 10/07/2019

KIRSTEN BRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 22 day of July, 2017.

Julie A Moore, Grantee

State of TN
County of DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Julie Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that he/she executed the foregoing instrument for the purposed therein contained.

Witness my hand and seal this 22ND day of July, 2017.

Notary Public

My Commission expires 10/07/2019.

KIRSTEN BRIGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Oath of Consideration

I hereby swear or affirm that the actual consideration for this transfer is $ 10.00, and the true value that the property would command at a fair and voluntary sale is $_____.