THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170076266 DEEDQC
Recvd: 08/31/17 10:37 2 pgs
Fees:12.00 Taxes:0.00
20170831-0089580

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Michelle Lee Ann Smith Moya, does this day bargain, sell, release, remise, quitclaim and convey unto Michelle Lee Ann Smith Moya and Jose Omar Moya, wife and husband, to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2, Section 1 on the Map of Moss Rose Heights Subdivision, a part of the W.J. Tune land, and describing according to a survey made by Blanthard and Parrish, Engineers, September 2, 1940, as follows:

Beginning at a point in the easterly margin of Maxey Lane 41.7 feet southwest of a concrete monument set in the eastern margin of Mazey Lane, the beginning of a curve in Claypool Avenue, the common corner of lots Nos 1 and 2 of said Subdivision; thence southwesterly with the easterly margin of Maxey Lane 60 feet to a point, the common corner of lots Nos. 2 and 3 of said Subdivision; thence northeasterly 60 feet; thence westerly with the dividing line between lots No. 1 and 2 of said Subdivision 170 feet to the point of beginning.

Being the same property conveyed to Michelle Lee Ann Smith Moya by Quitclaim Deed from Teresa Leigh Woodruff, dated 9/29/16 of record in Instrument Number 20160928-0102311, Register's Office for Davidson County, Tennessee. This Deed is to create a tenancy by the entirety.

Being the same property that is the subject of an Affidavit of Heirship dated April 30, 2008 and of record as Instrument 20080430-0043972 recorded on April 30, 2008 in the Register of Deeds Office of Davidson County, Tennessee.

Being the same property that is the subject of an Affidavit of Heirship dated September 14, 2016 and of record as Instrument 2016915-0097059 recorded on September 15, 2016 in the Register if Deeds Office of Davidson County, Tennessee. A Durable Power of Attorney from Teresa Leigh Woodruff to Michelle Lee Ann Smith (Now Moya) being recorded in the Register of Deeds of Davidson County, Tennessee on September 15, 2016 as Instrument No. 20160915-0097058.

This conveyance is subject to any and all restrictions, conditions, easements and other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1703 Riverwood Drive, Nashville, TN 37216.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 28th day of August 2017.

Michelle Lee Ann Smith Moya
Michelle Lee Ann Smith Moya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Michelle Lee Ann Moya, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 28th day of August, 2017.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/27/19

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Michelle Lee Ann Smith Moya
Affiant

Subscribed and sworn to before me this 28th day of August 2017.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires: 3/27/19 ~~3/27/19~~

Map & Parcel No.: 62-13 Parcel 101

Name and address of new owner:
Send tax bills to:
Michelle Lee Ann Moya and Jose Omar Moya
1703 Riverwood Drive
Nashville, TN 37216

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY