Bill Garrett Davidson County
Batch# 18230 DEEDQC
10/25/2017 03:27:35 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171025-0109609

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Karon DeAndre' Moseley 4012 Ridgemont Dr. Nashville, TN 37207	Same	Map: 58-16 Parcel: 52

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ronald L. Moseley, a married man,*** by these presents does hereby quitclaim and convey unto **Karon DeAndre' Moseley, a single man,** his heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in the 13th Civil District of Davidson County, Tennessee, being part of Tract No. 9 on the Map of Fairview Subdivision, as of record in Book 974, Page 41, and Plat Book 1130, Page 54, Register's Office for said County, Tennessee, described as follows:

Beginning at a point on the existing easterly right-of-way of Clarksville Highway, the said point being located 215.0 feet north of the southwest corner of the property conveyed to William Lee Scott as of record in Book 3508, Page 463, Register's Office for Davidson County, Tennessee; thence along the aforementioned right-of-way north 8 deg. 30' east 177.50 feet to a point thence south 79 deg. east 85.50 feet to a point; thence south 13 deg. 07' west 174.20 feet to a point on Scott's northerly line; thence with Scott's northerly line 70.00 feet to the point of beginning.

Being the same property conveyed to Ronald L. Moseley by Warranty Deed from Norman Moseley, of record in Instrument Number 20020305-0027184, Register's Office for Davidson County, Tennessee, dated March 1, 2002 and recorded on March 5, 2002.

***Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.**

This improved property is also known as 4028 Clarksville Highway, Nashville, TN 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this the 25th day of October 2017.

Notary Public

My commission expires: 5/3/21
(Affix Seal)

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 25th day of October, 2017.

Ronald L. Moseley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald L. Moseley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of October 2017.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property pursuant to a Quitclaim Deed prepared by Wagon Wheel Title and Escrow, LLC ("Wagon Wheel Title"). The undersigned hereby acknowledges that she is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned hereby agrees to hold harmless Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Wagon Wheel Title is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor also agrees to hold harmless Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned also acknowledges that she has had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences, and assumes all liability if said transfer of the property via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor to other parties, including, inter alia, lenders, condo associations and governmental entities.

Ronald L. Moseley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ronald L. Moseley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of October 2017.

Notary Public

My Commission Expires: 5/3/21

