Bill Garrett Davidson County
Batch# 81574 DEEDQC
04/17/2018 09:29:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180417-0035937

This Instrument Prepared By:
Daniel P. Smith, Attorney at Law
DPS Legal Counsel
1616 Westgate Circle
Brentwood, TN 37027

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel Identification Number:
Samuel Houston Moran and John Moran, Jr., as Co-Trustees of the John Davis Moran Family Trust	Samuel Houston Moran and John Moran, Jr., as Co-Trustees of the John Davis Moran Family Trust	Map 147-5, Parcel 157
203 Monticello Road	203 Monticello Road	
Franklin, TN 37069	Franklin, TN 37069	

QUITCLAIM DEED

THIS INSTRUMENT is made and entered into on April 10, 2018, by **SAMUEL HOUSTON MORAN and JOHN MORAN, JR., AS CO-EXECUTORS OF THE ESTATE OF JOAN CARR MORAN, DECEASED** (collectively, *"Grantor"*), pursuant to Letters Testamentary issued on September 27, 2017, of record in the Office of the Clerk & Master of the Chancery Court for Williamson County, Tennessee, in Probate Docket Number P9370, to and for the benefit of **SAMUEL HOUSTON MORAN and JOHN MORAN, JR., AS CO-TRUSTEES OF THE JOHN DAVIS MORAN FAMILY TRUST** (collectively, *"Grantee"*), established and created under the Last Will and Testament of Joan Carr Moran, deceased (the *"Decedent's Last Will and Testament"*).

WITNESSETH:

FOR NO MONETARY CONSIDERATION and in order to carry out the provisions of the Decedent's Last Will and Testament, for and on behalf of the Estate of Joan Carr Moran, deceased (the *"Estate"*) and for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the property hereinafter described from the Estate, or any person or entity claiming by, under, or through the title of Joan Carr Moran, deceased, Grantor does hereby devise, release, grant, bargain, sell, convey, transfer, and forever quitclaim unto Grantee, and Grantee's successors and assigns, the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 514 on the Map of Crieve Hall Estates, Section Six, as of record in Book 2331, pages 1 and 2, Register's Office for said County.

Said Lot No. 514 fronts 90 feet on the westerly side of Salem Drive and runs back 215.7 feet on the north and 203.8 feet on the southerly line to a dead line and measures 125 feet thereon.

Being the same property conveyed to John D. Moran and wife, Joan Carr Moran, by deed from Paul R. White, Trustee, of record in Book 10445, page 205, Register's Office for Davidson County, Tennessee, and conveyed by John D. Moran to his wife, Joan Carr Moran, for the express purpose of terminating a tenancy by the entirety in and to the property, vesting title to said property solely in Joan Carr Moran, of record in Book 10900, page 314, Register's Office for Davidson County, Tennessee.

This is improved property known as 4907 Salem Drive, Nashville, Tennessee.

No survey, no title examination, and no title insurance has been made or acquired for this transfer.

This instrument does not constitute a warranty of title, covenants, descriptions or any other information contained herein.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

ESTATE OF JOAN CARR MORAN,
DECEASED:

By: _____
SAMUEL HOUSTON MORAN, CO-EXECUTOR

By: _____
JOHN MORAN, JR., CO-EXECUTOR

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

Personally appeared before me, Daniel P. Smith, a Notary Public in and for the State and County aforesaid, SAMUEL HOUSTON MORAN and JOHN MORAN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand, at office, this 10th day of April, 2018.

Notary Public

DANIEL P. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: June 14, 2020

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

We, offering this instrument for recording within the meaning of the statutes of the State of Tennessee under Tennessee Code Annotated §§ 67-4-409(a)(3)(D) and 67-4-409(4), hereby swear or affirm that the actual consideration for this transfer is $-0-.

Samuel Houston Moran

Samuel Houston Moran, as Co-Trustee of the John Davis Moran Family Trust, Affiant

John Moran, Jr., as Co-Trustee of the John Davis Moran Family Trust, Affiant

Subscribed and sworn to before me this 10th day of April, 2018.

Notary Public

DANIEL P. SMITH STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: June 14, 2020