Karen Y Johnson Davidson County
Batch# 137531 DEEDQC
09/06/2018 10:12:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20180906-0088273

**THIS INSTRUMENT PREPARED BY:**
Phillip G. Hord III. 017760
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

**WHEN RECORDED RETURN TO:**
Sonya M. Moore
8205 Gordon Lane
Hermitage, TN 37076

**SEND TAX BILLS TO:**
Sonya M. Moore
8205 Gordon Lane
Hermitage, TN 37076

**NEW OWNER'S MAILING ADDRESS:**
Sonya M. Moore
8205 Gordon Lane
Hermitage, TN 37076

**MAP-PARCEL NUMBER(S): 07514001100**

341180394Z

64770392-467810 **QUITCLAIM DEED**

**THIS INDENTURE**, made and entered in to this 28 day of August, pursuant to a Final Decree of Divorce, dated July 11, 2018, entered as Cause No. 18D664, styled "Sonya Marie Moore vs. Christopher Thomas Moore", in the Third Circuit Court for Davidson County, Tennessee; by and between **Sonya M. Moore AKA Sonya Moore, an unmarried woman, and Christopher Moore, an unmarried man, who took title as wife and husband**, hereinafter referred to as "Grantor", and **Sonya M. Moore, an unmarried woman**, hereinafter referred to as "Grantee".

**WITNESSETH:** that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

**BEING LOT NO 140, ON THE PLAN OF HERMITAGE ESTATES, SECTION 1 OF RECORD IN PLAT BOOK 3300, PAGES 70 AND 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO SHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**Property Address: 8205 Gordon Lane, Hermitage, TN 37076**

Being the same property conveyed to Grantor by deed dated January 31, 2012 which deed was recorded at Instrument/Case No. 20120305-0019097 Davidson County Records on January 31, 2012.

**SUBJECT TO** all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(E): "Domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties."

No Title Examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

**WITNESS** the signature of the Grantor the day and year first above written.

Sonya M Moore AKA Sonya Moore

**Sonya M. Moore AKA Sonya Moore, Grantor**

STATE OF Tennessee

COUNTY OF Davidson

On this 28 day of August, 2018, before me personally appeared **Sonya M. Moore AKA Sonya Moore**, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

(NOTARY SEAL OR STAMP)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Notary Public

Thomas D. Larson

Printed Name of Notary Public

My Commission Expires: May 3, 2021

☐ Personally Known OR

☒ Produced Identification [Type of Identification Produced]: Drivers License

**WITNESS** the signature of the Grantor the day and year first above written.

**Christopher Moore, Grantor**

STATE OF TN

COUNTY OF Davidson

On this 18 day of August, 2018, before me personally appeared **Christopher Moore**, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

(NOTARY SEAL OR STAMP) SUZANNE M. CALVERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Signature of Notary Public

Suzanne M. Calvert

Printed Name of Notary Public

My Commission Expires: 5/2/2022

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: TN Drivers License

## AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**WITNESS** the signature of the Affiant.

Sonya M Mo AKA Sonya Mo

**Sonya M. Moore AKA Sonya Moore, Affiant**

Sworn to (or affirmed), subscribed and acknowledged before me this 28 day of August, 2018, **Sonya M. Moore AKA Sonya Moore**.

(NOTARY SEAL OR STAMP)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Notary Public

Thomas D Larson

Printed Name of Notary Public

My Commission Expires: May 3, 2021

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Drivers license

**WITNESS** the signature of the Affiant.

Christopher Moore, Affiant

STATE OF TN

COUNTY OF Davidson

Sworn to (or affirmed), subscribed and acknowledged before me this 18 day of August, 2018, **Christopher Moore**.

(NOTARY SEAL OR STAMP)

SUZANNE M. CALVERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Notary Public

Suzanne M. Calvert

Printed Name of Notary Public

My Commission Expires: 5/2/2022

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: TN Drivers License

# EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 07514001100

Land situated in the County of Davidson in the State of TN

BEING LOT NO 140, ON THE PLAN OF HERMITAGE ESTATES, SECTION 1 OF RECORD IN PLAT BOOK 3300, PAGES 70 AND 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO SHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 8205 Gordon Ln, Hermitage, TN 37076-2110

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Being the same property conveyed to Sonya Moore and Christopher Moore, wife and husband, by deed dated January 31, 2012 of record in Deed Instrument/Case No. 20120305-0019097, in the County Clerk's Office.

# True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne