Karen Y Johnson Davidson County
Batch# 153934 DEEDQC
10/25/2018 08:42:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181025-0105611

Prepared by:
Randy Ratliff, Attorney
5115 Maryland Way Suite 135
Brentwood, Tennessee 37027

Send Tax Bills To:
Phillip and Kasandra Moore
1444 Campbell Road
Goodlettsville, TN 37072

New Owner is:
Phillip and Kasandra Moore, trustees
The Moore Revocable Trust of 2016
1444 Campbell Road
Goodlettsville, TN 37072

MAP PARCEL
032-00-0-182.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Phillip Moore, husband, and Kasandra Moore, wife, GRANTORS, does hereby remise, release, and forever Quitclaim to Phillip Moore, husband, and Kasandra Moore, wife, Trustees, of The Moore Revocable Trust of 2016, established by Revocable Trust Agreement dated the 30th day of August, 2016, (the "GRANTEES") and to the Grantees' successors in trust and assigns, with full power to sell or encumber the property without the consent of any beneficiary, all of the Grantors' right, title and interest in and to the tract or parcel of land, lying and being in Davidson County, Tennessee, described as follows:

> Being at an iron pin at a corner post in the northerly margin of Campbell Road, said pin being the most southwest corner to herein descried tract; thence now leaving said margin N 14 deg. 38 minutes 14 sec, East 550.58 feet to a set iron pin; thence 62 deg. 13 minutes 24 sec. east 113.52 feet to a set pin; thence, south 11 deg. 00 min. 00 sec. West 560.00 feet to a set iron pin in the margin of Campbell Road; thence, with said margin North 62 degrees, 13 minutes, 24 seconds West 150 feet to the point of beginning containing 1.622 acres, said property is now known as Lot 1 on the final plat for Lyle Hunter Lot, a plat of which is of record as Instrument No. 20010906-0096744, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Phillip Moore, husband, and Kasandra Moore, of record in Instrument No. 20181012-0101272, Registers Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Phillip Moore by deed from Susan J. Coolidge, of record in Instrument No. 20180618-0058554, Registers Office for Davidson County, Tennessee.
>
> This conveyance is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as 1444 Campbell Road, Goodlettsville, TN 37072

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description.

The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property. The preparer of this deed has not in any way participated in the financial closing of this transaction. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 14th day of September, 2018.

GRANTORS:

PHILLIP MOORE

KASANDRA MOORE

ACKNOWLEDGEMENT

STATE OF FLORIDA)
ss.)
COUNTY OF HILLSBOROUGH)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Phillip Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of September, 2018.

DAVID STUART TOBACK
MY COMMISSION # FF 207573
EXPIRES: July 9, 2019
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC
My commission expires: 2019-07-09

ACKNOWLEDGEMENT

STATE OF FLORIDA)
ss.)
COUNTY OF HILLSBOROUGH)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kasandra Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory

evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of September, 2018.

DAVID STUART TOBACK
MY COMMISSION # FF 207573
EXPIRES: July 9, 2019
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC
My commission expires: 2019-07-09

OATH OF CONSIDERATION for TRANSFER TO TRUST

STATE OF FLORIDA)
ss.)
COUNTY OF HILLSBOROUGH)

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

AFFIANT

Subscribed and sworn before me, this 14th day of September 2018.

NOTARY PUBLIC
My commission expires: 2019-07-09

DAVID STUART TOBACK
MY COMMISSION # FF 207573
EXPIRES: July 9, 2019
Bonded Thru Notary Public Underwriters