# QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

Amelia Ann Moser
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 4th day of December, 2018

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY STANTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Karen Y Johnson Davidson County
Batch# 170045 DEEDQC
12/04/2018 04:01:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181204-0118417

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| MELISSA ANN MOSER<br>1309 Riverside Rd.<br>Old Hickory, Tennessee 37138 | New Owner | 053 03 0 / 230.00 |

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my daughter, MELISSA ANN MOSER, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **DAYTON DONALD MOSER**, and wife, **AMELIA ANN MOSER**, the GRANTORS herein, by these presents do transfer, QuitClaim and convey unto:

**MELISSA ANN MOSER**, un-married, the GRANTEE herein, her heirs and assigns all our right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

See attached Exhibit **"A"**

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2018,

This is improved property known as: 1309 Riverside Rd., Old Hickory, TN 37138.

Witness our hands this 4th day of December, 2018.

Dayton Donald Moser
DAYTON DONALD MOSER

Amelia Ann Moser
AMELIA ANN MOSER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis II, a Notary Public in and for said County and State, the within named DAYTON DONALD MOSER & AMELIA ANN MOSER the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 4th day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

**********

# QUITCLAIM DEED

From: DAYTON DONALD MOSER and wife, AMELIA ANN MOSER

To: MELISSA ANN MOSER,

**Property:**

**1309 Riverside Rd.**
**Old Hickory, TN. 37138**

**This Instrument was Prepared by:**

**Leroy Johnston Ellis IV**
**Attorney at Law**

**3844 Old Hickory Blvd.**
**Old Hickory Tennessee 37138**
**(615) 847-2000**

www.ljelaw.com

## EXHIBIT A

LAND IN DAVIDSON COUNTY TENNESSEE Being part of Lot No. 122 on the Plan of Village of Old Hickory, Section "B" as shown of record in Book 1424 page 67, Register's Office for Davidson County Tennessee, described as follows:

BEGINNING at a pont in the Easterly margin of Riverside Road at the common corner of Lot nos. 122 and 123; thence with the line between said two Lots, North 73' 50" East 179.7 feet to a point on the top of a bluff; thence with the same, North 88' 19" East to the Southwest corner of the property conveyed to the United States of America by deed from J. R. Payne and wife, of record in Book 2204, page 392, said Register's Office; thence with the Westerly line of said property, North 17' 30" West 100 feet to the line between Lot nos. 121 and 122; thence with the line between said two Lots South 88' 19" West 357 feet to the Easterly margin of said Road; thence with said margin Southeasterly 172.1 feet to the point of beginning.

Being all the same property conveyed to Dayton Donald Moser, and Homer Ronald Moser, as joint tenants with rights of survivorship by deed from John P. Brown, III, Trustee for the Executors of the Estate of Lillian Pauline Moser, of record as Instrument #20050425-0045486, Register's Office for Davidson County Tennessee, and as subsequently conveyed to Dayton Donald Moser, a married man, by deed from Homer Ronald Moser of record as Instrument #20071005-0118790, said Register's Office. Amelia Ann Moser joins in this conveyance to transfer all right title and interest she has in the property described herein, marital or otherwise.