Karen Y Johnson Davidson County
Batch# 174615 DEEDQC
12/17/2018 09:36:42 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181217-0122209

THIS INSTRUMENT PREPARED BY:
SOUTHLAND LAW GROUP, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Sandra L. Moss 4909 Elkins Avenue Nashville, TN 37209	SAME	091-15-0-278

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **WE, SANDRA L. MOSS AND DANIEL E. MOSS, AS SUCCESSOR CO-TRUSTEES OF THE MOSS FAMILY TRUST ESTABLISHED NOVEMBER 7, 1991,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and do hereby convey remise, release and forever quitclaim, unto **SANDRA L. MOSS,** all of our right, title and interest, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being the easterly 46 feet of the westerly 100 feet of the northerly 180 feet of Block 35 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.
>
> SAID part of Block number 35 fronts 46 feet on the southerly margin of Elkins Avenue, formerly Second Avenue, and extends back between parallel lines, 180 feet to an alley.
>
> BEING the same property conveyed to William E. Moss, Trustee and Pansy L. Moss, Trustee, being the Trustees of the Moss Family Trust Established November 7, 1991, by Warranty Deed from Joel West and wife, Natalie Elliott West, of record in Instrument 20061108-0139170, Register's Office for Davidson County, Tennessee. The said William E. Moss and Pansy L. Moss both having both since died leaving Sandra L. Moss and Daniel E. Moss as Successor Co-Trustees.

This is improved property known as 4909 Elkins Avenue, Nashville, Tennessee 37209.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 26th day of November, 2018.

MOSS FAMILY TRUST ESTABLISHED
NOVEMBER 7, 1991

By: _____
Sandra L. Moss, Co-Trustee

By: _____
Daniel E. Moss, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sandra L. Moss, Co-Trustee of Moss Family Trust Established November 7, 1991, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 26 day of NOV., 2018.

_____
Notary Public

AUBREY HAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

My commission expires 07.05.21

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Daniel E. Moss, Co-Trustee of Moss Family Trust Established November 7, 1991, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____, California, on this the ___ day of _____, 2018.

See attached CA Notary Cert
11/26/18
_____
Notary Public

My commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Sworn to and subscribed before me this the 26 day of November, 2018.

_____
Notary Public

My commission expires: 07-05-21

AUBREY HAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **California**

County of Santa Clara

On 11/28/18 (Date) before me, **Sunita Singh**, Notary Public, (Name and Title of Officer)

personally appeared Daniel E Moll

(Name of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SUNITA SINGH
COMM. # 2171583
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. NOVEMBER 18, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature of Notary Public

My Commission Expires: Nov 18, 2020

OPTIONAL INFORMATION

Title or Type of Document: Quitclaim Deed

Document Date: _____

Number of Pages: _____

Capacity of Signer: _____