19-2097

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Alex Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 03/08/2019

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — TONYA THOMAS — COUNTY OF WILSON — MY COMMISSION EXPIRES

QUITCLAIM DEED

NEW OWNER:
Melissa Marie Moss
1119 Marion Ave.
Nashville, TN 37216

SEND TAX BILLS TO:
Community Mtg.
19045 E Valley View Pkwy SCF
Independence MO 64055

MAP/PARCEL
061.15-337.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Brendan Moss, unmarried hereinafter called the GRANTOR(S), does hereby quitclaim and convey to Melissa Marie Moss, unmarried and called the GRANTEE, all right, title and interest, they have in the property:

See Exhibit 'A'

This is improved property located at 1119 Marion Ave., Nashville, TN 37216

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hand(s) this 8 day of March, 2019.

Brendan Moss

Karen Johnson Davidson County
Batch# 209590 DEEDQC
03/25/2019 11:11:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190325-0026684

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Brendan Moss** executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS may hand and official seal on 3/8/19.

My Commission Expires: 10/26/20

NOTARY

MICHELE MAZZANTI — STATE OF TENNESSEE NOTARY PUBLIC — WILSON COUNTY

EXHIBIT A

File No.: 19-2097

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville , County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 286 fronts 100 feet on the northerly side of Marion Avenue and runs back 271.5 feet on the easterly line with the westerly side of Katherine Street and 305.2 feet on the westerly line to the southerly side of Newman Avenue, and fronts 105.6 feet thereon.

INCLUDED BUT EXCLUDED from the above description are the following tracts conveyed by deeds of record in Book 2394, Page 19 and Book 2877, Page 221;

Tract 1: Being a part of Lot No. 286 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's office of said County.

Said part of said lot beginning at a point in the easterly line 188.5 feet from the southeast corner of said lot, thence northerly with said line 10 feet to a point being the southeast comer of part of said lot heretofore conveyed to Mary M. Porch by Ella H. Porch, thence in a westerly direction with the southern line of that part of said lot heretofore conveyed to Mary M. Porch by deed from Mrs. Ella H. Porch and parallel with the southerly line of said lot 100 feet to a point in the westerly line being the southwest corner of the said lot heretofore conveyed to Mary M. Porch by Ella H. Porch, thence southerly with the said westerly line 15 feet to a point therein, thence in an easterly direction to the point of the beginning.

Tract 2: Being the northern portion of Lot 286 on the Plan of Inglewood Place as of record in Book 332, Page 101, Register's Office for said County.

Said tract of land being more particularly described as beginning at the northeast corner of said lot 286 and running with Newman Ave. in a westerly direction 105.6 ft. to the northwest corner of said lot 286; thence in a southerly direction with the west property line of said lot 286, 117 ft. to a point; thence in a easterly direction parallel with the south line of said lot 286,100 R. to a point; thence in a northerly direction with Katherine Street 83 ft. to the point of beginning.

Being the same property conveyed to Brendan Moss, by Special Warranty Deed from The Bank of New York Mellon, fka The Bank of New York, as successor to JP Morgan Chase Bank, N.A., as Trustee. Recorded as Instrument # 20091104-0101865 in the Register's Office of Davidson County, Tennessee.