THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road Ste 203A** **Nashville, TN 37215** *(No title search was performed in the preparation of this Quitclaim Deed.)*	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 12th day of July, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

QUITCLAIM DEED

Address New Owner: Laura Moore and Joseph Garrison 9 Sumner Park, Unit 2 Boston, MA 02125	Send Tax Bills To: New Owner	Tax Information: 07202008000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Laura Ashley Moore,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey **to Laura Ashley Moore and Joseph Garrison, wife and husband,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, near Nashville, being Lot No. 104 and the Northerly part of Lot No. 105 on the map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Page 640 and 641, Register's Office for said County, described as follows: Beginning at a point in the Westerly margin of Burrus Street, 60 feet North of the North margin of Ben Allen Road, being the common corner of Lots 104 and 105, thence with line between lots, and along said line extended, Westerly 202 feet 2 inches to a point in the Easterly margin of Masonic Home Road; thence with the margin of said Road, Northerly 71 feet 2 inches to the corner of Lots 105 and 107; thence with the line between said Lots, and the line between Lots 103 and 104, Southeasterly 254 feet 10 inches to the Westerly margin of Burrus Street; thence with the margin of said Street. Southwesterly 51 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is the following described property: Land in Davidson County, Tennessee, being part of Lot No. 104 and the Northerly part of Lot No. 105 on the Map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Page 640 and 641, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 257054 DEEDQC
07/15/2019 11:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190715-0068817

Beginning at the Northwest corner of Lot No. 106, said point also being of the present Eastern margin of Ben Allen Road; thence in an Easterly direction with the Northern lot line of Lot No. 106 for a distance of 114.83 feet, more or less, to a point being the Northeast corner of Lot No. 105; thence in a Southerly direction with the Eastern lot line of Lot No. 105 for a distance of 38.51 feet, more or less, to a point on a curve, said point lying on the proposed Northern margin of Ben Allen Road; thence with the proposed Northern margin of Ben Allen Road in a Southerly and Easterly direction along a curve to the left, having a radius of 868 feet and a central angle of 1°55'45" for a distance of 29.23 feet more or less to the Southern lot line of Lot No. 104; thence in a Westerly direction with the Southern lot line for a distance of 89.13, more or less, to the present Eastern margin of Ben Allen Road; thence in a Northwesterly direction with the present Eastern margin of Ben Allen Road for a distance of 72.45 feet, more or less, to the point of beginning, containing 4,576 square feet.

Being the same property conveyed by Warranty Deed from Hyde Group, LLC, to Laura Ashley Moore, unmarried, as recorded on the 14th day of March, 2016 in Instrument No. 20160314-0024136 in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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, Grantor has executed this instrument on this 12th day of July 2019.

Laura Ashley Moore

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Laura Ashley Moore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of July 2019.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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