Karen Johnson Davidson County
Batch# 330686 DEEDQC
12/17/2019 08:16:05 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191217-0129811

Prepared by:
Randy Ratliff, Attorney
5115 Maryland Way, Suite 137
Brentwood, Tennessee 37027

Send Tax Bills To:
Paul J. Moran and Ann G. Moran
1024 Hickory Hollow Road
Nashville, Tennessee 37221

New Owner is:
Paul J. Moran and Ann G. Moran, Trustees
1024 Hickory Hollow Road
Nashville, Tennessee 37221

Map and Parcel 128 09 0 005.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Paul J. Moran and Ann G. Moran, husband and wife, ("Grantors"), have bargained and sold and by these presents do transfer and convey unto Paul J. Moran and Ann G. Moran, Trustees of Moran Family Trust, dated November 27, 2019, a revocable trust, the ("Grantees"), as tenants by the entirety, the following described tract or parcel of land, lying and being in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, of being record Lot in No. 41 on the Plan of Bellevue Manor as of record in Book 3600, Pages 32 and 33, in the Register's Office to which reference is hereby made for a for more complete description of the property.
>
> Being the same property conveyed which is described more particularly in the Warranty Deed attached hereto as Exhibit A.
>
> This Conveyance is subject to the matters set forth below, if any, as well as any and al zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions or easement or rights of way for public utilities that appear in the appropriate public record.

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 27 day of November, 2019.

GRANTOR:

Paul J. Moran

Paul J. Moran

Ann G. Moran

Ann G. Moran

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Paul Moran & Ann Moran - 11-27-19

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

Witness my hand and seal on this the 27th day of November, 2019.

RANDALL ALLEN RATLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 2-19-2020

NOTARY PUBLIC
My commission expires: 02/19/2020

OATH OF CONSIDERATION for TRANSFER TO TRUST

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

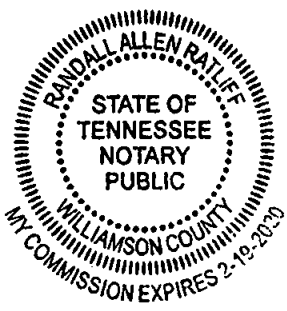
The actual consideration or true value, whichever is greater for this transfer is $0.00.

Dana J. Moran
AFFIANT

Dana G. Moran
AFFIANT

Subscribed and sworn before me, this 27th day of November 2019.

NOTARY PUBLIC
My commission expires: 02/19/2020



BK 3675

WARRANTY DEED — The Davidson County Title Co. Inc.

For and in consideration of the sum of
THIRTY SEVEN HUNDRED AND FIFTY ---------- DOLLARS ($ 3,750.00),
Cash in hand paid the reciept of which is hereby acknowledged,
I,

Clarence Siegrist, and wife, Mrs. Bertha M. Siegrist,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Paul J. Moran and wife, Ann G. Moran,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in ___ County, ___ State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Bellevue Manor, as of record in Book 3600, pages 32 and 33, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Hickory Hollow Road at the corner of Lots 41 and 42; thence in an easterly direction with the line between Lots 41 and 42, 251.38 feet to a point, the corner of Lots Nos. 40, 41 and 42; thence in a northerly direction with the line between Lots Nos. 40 and 41, 168.52 feet to a point in the southerly margin of Harpeth Valley Road; thence in a westerly direction with said margin of said Road 280.41 feet to a point which is the beginning of a curve to the left, having a radius of 25 feet thence southwestwardly around said curve 39.27 feet to a point in the easterly margin of Hickory Hollow Road; thence southwardly along said margin of Hickory Hollow Road, 146.42feet to the point of beginning.
Being part of the same property conveyed to Clarence Siegrist by deed from Edward M. Polk, a widower, of record in Book 3613, Page 460, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
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 Grantor has hereunto set his hand on this, the 15 day of January, 19 64

Clarence Siegrist
Bertha M. Siegrist

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named CLARENCE SIEGRIST and wife, Mrs. Bertha M. Siegrist, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at NASHVILLE, Tennessee, this, the 15th day of January, 19 64

My commission expires: 1-17-66

U 9336
WARRANTY DEED
From CLARENCE SIEGRIST
To PAUL J. MORAN, ET UX
STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record ... Recorded in Book ... Page ... Fee $ 2.20
THE DAVIDSON COUNTY TITLE CO. INC.
3344 Lebanon Road
NASHVILLE 14, TENNESSEE

EXHIBIT A

PG 263