Karen Johnson Davidson County
Batch# 573947 DEEDWARRSP
02/12/2021 12:02:10 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210212-0020342

THIS INSTRUMENT PREPARED BY:

Davis Law Group, PLLC
103 Wexford Hall
Hendersonville, TN 37075
Based upon information supplied by Grantor.

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{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(F).}

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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NOS.:**
Melissa A. Moon	-same-	Map 33-00-0 Parcel 118
936 Plantation Blvd.		Map 33-00-0 Parcel 119
Gallatin, TN 37066		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, **Melissa Albright Moon, Successor Trustee for the Robert S. Moon Revocable Living Trust** dated 07/18/00 (hereinafter referred to as "Grantor"), does hereby grant, transfer, and convey unto **Melissa A. Moon**, one of the transferors and spouse of the other transferor to the Robert S. Moon Revocable Living Trust dated 07/18/00 (hereinafter referred to as "Grantee"), her successors and assigns, all of Grantor's right, title and interest in certain tracts or parcels of land in the State of Tennessee, Davidson County, and described as follows, to wit:

A tract of land in the 10th Civil District of the North end of the southerly part of Lot No. 4 in the Division of the lands of Eppie Cunningham, deceased, as of record in Book 58, page 56, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by N. G. Jenkins, Surveyor, April 3, 1954, as follows:

BEGINNING at a point in the southerly margin of the Dixie Highway 12 feet east of the line between Lots Nos. 4 and 5, thence with the easterly margin of a 12 feet private road off the westerly margin of said Lot No. 4, 217.8 feet to a point; thence North 50°18' east and parallel with U.S. Highway 41 east known as the Dixie Highway, 160 feet to an iron pin; thence North 29°45' west 170 feet more or less to a point in the southerly margin of said Dixie Highway and an iron pin; thence westwardly with said Highway 50 feet to the point of beginning.

Being the same property conveyed to Robert S. Moon, Trustee of the Robert S. Moon Revocable Living Trust, dated July 18, 2000 from Robert S. Moon, II, and wife, Melissa A. Moon, by Quitclaim Deed dated August 31, 2000, and recorded September 21, 2000, as Instrument #20000921-0093962 in the Register's Office for Davidson County, Tennessee.

This is unimproved property otherwise known as 1180 S. Dickerson Pike, Nashville, TN 37207.

A tract of land in the 11th Civil District of said County, being part of Lot No. 4 in the division of the lands of Eppie Cunningham, deceased, as of record in Book 58, page 56, Register's Office for said County, described according to a survey made by N. G. Jenkins, Surveyor, April 3, 1954, as follows:

BEGINNING on the southerly margin of the Dixie Highway or U. S. Highway 41-E and 31-N, 62 feet east of the line between Lots Nos. 4 and 5, being the northeast corner of the property conveyed to Olive Virginia Hanson by deed from Larva Ora Greer, of record in Book 2382, page 599, said Register's Office; thence with said Hanson's easterly line South 29°45' east 170 feet to an iron pin; thence North 50°18' east 40 feet to an iron pin; thence North 0°15' east 217.8 feet to the southerly margin of said Dixie Highway; thence with same South 50°15' west 150 feet to the beginning.

Being the same property conveyed to Robert S. Moon, Trustee of the Robert S. Moon Revocable Living Trust, dated July 18, 2000 from Robert S. Moon, II, and wife, Melissa A. Moon, by Quitclaim Deed dated August 31, 2000, and recorded September 21, 2000, as Instrument #20000921-0093961 in the Register's Office for Davidson County, Tennessee.

This is unimproved property otherwise known as 1176 S. Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the

title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons claiming under Grantor. 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 my hand this 1 day of February, 2021.

ROBERT S. MOON REVOCABLE LIVING TRUST

By: Melissa Moon
Name: Melissa Albright Moon
Title: Successor Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Melissa Albright Moon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Successor Trustee of the **Robert S. Moon Revocable Living Trust** dated 07/18/00 and that she, as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Robert S. Moon Revocable Living Trust**.

WITNESS my hand and official seal at Gallatin, Tennessee, this 1st of February, 2021.

Notary Public

RANDLE S. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

07/02/24
My Commission Expires

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AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(5), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(F).}

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