Prepared by: & returned
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 603491 DEEDQC
03/31/2021 11:38:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20210331-0042284

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Moreno Revocable Trust PO Box 110630 Nashville, TN 37222	New Owner	108-00-0-208.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Galileo Juan Carlos Moreno Medina, unmarried,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Galileo Juan Carlos Moreno Medina, Trustee of the Moreno Revocable Trust U/A dated December 11, 2020**, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

SITUATED in District No. Two (2) of Davidson County, Tennessee, and being more particularly bounded and described as follows:

TRACT ONE:
BEGINNING at a point in the center of Elm Hill Pike, being the Southwest corner of the tract now owned by R.L. Goss and Anne S. Goss; thence North 1 deg. 15 min. East 871.7 feet to a point (the Northwest corner of the tract); thence South 88 deg. 50 min. East 665.2 feet to a corner; thence South 1 deg. 15 min. West 243 feet to a corner; thence South 87 deg. 30 min. East 307.72 feet to a corner; thence South 2 deg. 30 min. West 175 feet, more or less, to a corner in the approximate center of a pond; thence approximately due West 630 feet, more or less, to a point; thence South 88 deg. 45 min. West 81 feet to a corner; thence South 0 deg. 21 min. West 380 feet to corner in the center of Elm Hill Pike; thence with the center line of Elm Hill Pike, South 86 deg. 15 min. West 52.5 feet, more or less to the beginning, containing 8.35 acres, more or less.

LESS AND EXCEPT that 1.17 acre parcel conveyed to Robert L. Goss by Quitclaim Deed dated August 15, 2003 and filed of record in Instrument No. 200308189-0120014, in the Register's Office for Davidson County, Tennessee, being more particularly bounded and described as follows:

BEGINNING at a corner post (old), said post being an interior corner to property of Gerre Goss White, as appears in Deed Book 6751, Page 694, RODCT and continuing with the north property line of White South 83 deg. 06 min, 31 sec. East 287.84 feet to an iron pin (old) at the most northeast corner of White and a corner to the property of James A. Golden, as appears in Deed Book; thence with the east property line of White, South 6 deg. 56 min. 38 sec., West 175.00 feet to an iron pin (new), a corner to property of Robert L. Goss, Jr., as appears in Deed Book 6751, Page 694, RODCT; thence with the new property line of White and Goss, North 83 deg. 24 min. 30 sec. West 284.70 feet to an iron pin (new), a new corner to White in the line of Goss; thence with a new line to White, North 7 deg. 53 min. 30 sec. East 181.43 feet to the point of beginning, containing 1.17 acres, as per survey by Jack L. Head, RLS Tenn. No. 670, whose address is 2127 Memorial Blvd, Springfield, Tennessee, dated May 21, 2003.

LESS AND EXCEPT that property conveyed to the Metropolitian Government of

Nashville and Davidson County, Tennessee by Deed of Correction (correcting Deed of record in Deed Book 8445, Page 43) dated October 9, 1991 and filed of record in Book 8470, Page 731, in the Register's Office for Davidson County, Tennessee, and being more particularly bounded and described as follows:
Right of Way: From the point of beginning, said point being a concrete monument on the existing northern right of way of Elm Hill Pike and also being the southwest property corner of the property belonging to Gerre Goss White and the southeast property corner of the property belonging to James M. Fischer, Jr.; thence North 7 deg. 0 min. 40 sec. East 21.55 feet to a point on the boundary; thence South 89 deg. 34 min. 34 sec. East 53.30 feet to a point on the boundary; thence South 7 deg. 0 min. 40 sec. West 32.35 feet to a point on the boundary; thence North 88 deg. 43 min. 19 sec. West 53.22 feet to the point of beginning containing 1162.46 square feet, more or less.
Being part of the same property conveyed to Gerre Goss White by Installment Deed dated May 26, 1983, and filed of record in Book 6064, Page 543 in the Register' s Office for Davidson County, Tennessee.

TRACT TWO:
BEGINNING at an iron pin (new) in the north right of way of Elm Hill Pike, said pin being South 89 deg. 32 min. 38 sec. East 75.38 feet from the most southwest corner to property of Gerre Goss White, as appears in Deed Book 6064, Page 543, RODCT and containing as follows: with said right of way, North 89 deg. 32 min. 38 sec. West 21.33 feet to a point in the east property line of the existing White tract; thence with the said property line of White, North 4 deg. 41 min. 21 sec. East 332.93 feet to a corner post (old); thence South 89 deg. 48 min. 41 sec. East 30.40 feet to an iron pin (new), a new corner to White and Robert Goss, Jr., as appears in Deed Book 6751, Page 694, RODCT; thence with the new line to Goss, South 6 deg. 14 min. 24 sec. West 333.87 feet to the point of beginning, containing 0.20 acres, more or less, as per survey by Jack L. Head, RLS Tenn. No. 670, whose address is 2127 Memorial Blvd, Springfield, Tennessee, dated May 21, 2003.

Both tracts being the same property conveyed to Galileo Juan Carlos Moreno Medina from Gerre Goss White, unmarried, by Warranty Deed, of record in Instrument No. 20190503-0041769, Register's Office, Davidson County, Tennessee.

This is improved property known as **3112 Elm Hill Pike, Nashville, TN 37214.**

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 GRANTOR has hereunder set his hand this 30 day of March, 2021.

GRANTOR:

Galileo Moreno

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Galileo Moreno,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of March, 2021.

NOTARY PUBLIC

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/2/24

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 30 day of March, 2021.

NOTARY PUBLIC

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/2/24