Karen Johnson Davidson County
Batch# 604758 DEEDQC
04/01/2021 09:40:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210401-0042918

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MICHAEL P. MORAN
DEANNA KRUSZON-MORAN
ALENA MORAN
614 BOSCOBEL STREET
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

MICHAEL P. MORAN
DEANNA KRUSZON-MORAN
ALENA MORAN
614 BOSCOBEL STREET
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL P. MORAN and DEANNA KRUSZON-MORAN, husband and wife (herein, "Grantor"), whose address is 614 Boscobel Street, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to MICHAEL P. MORAN and DEANNA KRUSZON-MORAN, husband and wife, and ALENA MORAN, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 614 Boscobel Street, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 614 Boscobel Street, Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 27th day of February, 2021.

PIN NO: 093-040-006.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

MICHAEL P. MORAN

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MICHAEL P. MORAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/28/24

C. WAYDE BRYANT
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 28, 2024

GRANTOR:

DEANNA KRUSZON-MORAN

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DEANNA KRUSZON-MORAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/28/24

C. WAYDE BRYANT
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 28, 2024

OATH OF CONSIDERATION

STATE OF Maryland
COUNTY OF Prince George's

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Michael P Moran
MICHAEL P. MORAN

Subscribed and sworn to under oath before me, this 22nd day of February, 2021 by MICHAEL P. MORAN.

[Affix Notary Seal]

C. Wayde Bryant
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/28/24

C. WAYDE BRYANT
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 28, 2024

Grantee:

Grantee signature: Deanna Kruszon-Moran
DEANNA KRUSZON-MORAN

Subscribed and sworn to under oath before me, this 22nd day of February, 2021 by DEANNA KRUSZON-MORAN.

[Affix Notary Seal]

C. Wayde Bryant
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/28/24

C. WAYDE BRYANT
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 28, 2024

Grantee:

Grantee signature: Alena Moran

ALENA MORAN

Subscribed and sworn to under oath before me, this 3rd day of March, 2021 by ALENA MORAN.

Sonia Scott, Notary Public

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 9/02/2024

C. WAYDE BRYANT
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 28, 2024

SONIA SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF J. S. WILLIAMS ADDITION TO EDGEFIELD, AS OF RECORD IN BOOK 21, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20131024-0111015 on October 24, 2013.

PIN NO: 093-040-006.00

STREET ADDRESS: 614 Boscobel Street, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Neisha L. Schwartz**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY