Karen Johnson Davidson County
Batch# 661266 DEEDQC
06/21/2021 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210621-0083571

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William White and Melissa White	SAME AS NEW OWNER	053-03-0-230.00
(NAME) 1309 Riverside Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Melissa White, FKA Melissa Ann Moser,** hereinafter called the Grantor(s), has quitclaimed **William White and Melissa White, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY TENNESSEE Being part of Lot No. 122 on the Plan of Village of Old Hickory, Section "B" as shown of record in Book 1424 page 67, Register's Office for Davidson County Tennessee, described as follows:

BEGINNING at a point in the Easterly margin of Riverside Road at the common corner of Lot nos. 122 and 123; thence with the line between said two Lots, North 73' 50" East 179.7 feet to a point on the top of a bluff; thence with the same, North 88' 19" East to the Southwest corner of the property conveyed to the United States of America by deed from J. R. Payne and wife, of record in Book 2204, page 392, said Register's Office; thence with the Westerly line of said property, North 17' 30" West 100 feet to the line between Lot nos. 121 and 122; thence with the line between said two Lots South 88' 19" West 357 feet to the Easterly margin of said Road; thence with said margin Southeasterly 172.1 feet to the point of beginning.

Being the same property conveyed to H.D. MOSER AND WIFE, LILLIAN P. MOSER, by deed from J.R. PAYNE AND WIFE, JENNIE P. PAYNE, of record in Book 3069, page 621, dated May 3, 1960, said Register's Office. The said H.D. Moser having since died on or about May 26, 1996. leaving Lillian P. Moser the surviving tenant by entirety. The said Lillian P. Moser having since died on or about December 14, 2003. DAYTON DONALD MOSER AND HOMER RONALD MOSER APPOINTED CO-ADMINISTRATORS OF THE ESTATE OF LILLIAN PAULINE MOSER of record in Davidson County Probate Court, Docket No. 04P-607. DAYTON DONALD MOSER AND HOMER RONALD MOSER, CO-ADMINISTRATORS OF THE ESTATE OF LILLIAN PAULINE MOSER further conveyed to DAYTON DONALD MOSER AND HOMER RONALD MOSER, by quitclaim deed of record in Instrument No. 20050425-0045486, dated April 8, 2005, said Register's Office. HOMER RONALD MOSER further conveyed his interest to DAYTON DONALD MOSER, by quitclaim deed of record in Instrument No. 20071005-0118790, dated October 4, 2007, said Register's Office. DAYTON DONALD MOSER AND WIFE, AMELIA ANN MOSER, further conveyed to

MELISSA ANN MOSER, UNMARRIED, by quitclaim deed of record in Instrument No. 20181204-0118417, dated December 4, 2018, said Register's Office.

The Melissa Ann Moser having since married and is now known as Melissa White..

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1309 Riverside Drive, Old Hickory, TN 37138.

Witness my hand this 14th day of June, 2021.

Melissa White

Melissa White

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Melissa White, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this the 14th day of June, 2021.

Notary Public

My Commission Expires: 4/22/23

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY