Karen Johnson Davidson County
Batch# 663504 DEEDQC
06/24/2021 08:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210624-0085308

Name and Address of New Owner:
JAMES L. MOODY AND CARLA A. MOODY
AS CO-TRUSTEES OF THE JAMES L. MOODY
AND CARLA A. MOODY LIVING TRUST
9453 Kaplan Avenue
Brentwood, TN 37027

Send Tax Bills To:
Lincoln Home Loans, LLC
40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 181 07 0A 046.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James L. Moody and Carla A. Moody, Husband and Wife,** "the Grantors," convey and quitclaim unto **JAMES L. MOODY AND CARLA A. MOODY AS CO-TRUSTEES OF THE JAMES L. MOODY AND CARLA A. MOODY LIVING TRUST,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 46 on the Plan of Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Instrument Number 20171117-0118274 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to James L. Moody and Carla A. Moody, husband and wife, by Warranty Deed from Kevin Eakes and Rebecca Eakes, husband and wife, said Warranty Deed of record as Instrument Number 20210621-0083067 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 9453 Kaplan Avenue, Brentwood, Tennessee 37027

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 15th day of June, 2021.

_____(SEAL)
James L. Moody

_____(SEAL)
Carla A. Moody

STATE OF CA)
)
COUNTY OF Santa Clara)

Personally appeared before me, a Notary Public in and for said State and County, **James L. Moody and Carla A. Moody,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of June, 2021.

M. VALENZUELA
Notary Public - California
Santa Clara County
Commission # 2304160
My Comm. Expires Sep 16, 2023

_____
Notary Public
My commission expires: 9.16.2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 17th day of June, 2021.

_____
Notary Public
My commission expires: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

File # 2021-2769

True Copy Certification

I, John A Bell Jr., 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 TN
County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

202106240085308