Karen Joh
Batch# 663881
06/24/2021 11:40:55 AM
Fees: $12.00 Taxes: $0.00

DEEDQC
2 pgs

Prepared by:
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

20210624-0085797

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

Subscribed and sworn before me this 9th day of June, 2021.

Notary Public
My Commission Expires: 7/9/2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
James R. Moyers, Trustee of the Moyers Community Property Trust 1607 Tyne Blvd. Nashville, TN 37215	**Same**	**145 02 0 022.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

James R. Moyers and wife, Noma K. Moyers (the "Grantors"),

have bargained and sold, and by these presents do transfer and convey unto the said

James R. Moyers, Trustee of the Moyers Community Property Trust dated 5/11/2021 (the "Grantee"),

his successors and assigns, all of their right title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

BEING LOT NO. 4 ON THE PLAN OF ALPINE ESTATES, AS OF RECORD IN BOOK 3106, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF TYNE BOULEVARD AT THE CORNER OF LOTS NOS. 4 AND 5; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 17° 07' 20" WEST 592.8 FEET; THENCE SOUTH 87° 31' 22" EAST 157.4 FEET TO THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTH 23° 46' EAST 545.4 FEET TO THE SOUTHERLY MARGIN OF TYNE BOULEVARD; THENCE WITH THE SAME, NORTH 65° 50' WEST 57 FEET; THENCE SOUTH 24° 10' WEST 15 FEET; THENCE NORTH 65° 50' WEST 157.5 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. MOYERS AND WIFE, NOMA K. MOYERS, BY WARRANTY DEED FROM BRUCE G. ALLBRIGHT, JR. AND WIFE, KYLENE D. ALLBRIGHT, OF RECORD IN BOOK 4358, PAGE 60, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **1607 Tyne Blvd., Nashville, TN 37215.**

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.

Witness our hands this the 9th day of June, 2021.

James R. Moyers

James R. Moyers

Noma K. Moyers

Noma K. Moyers

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Moyers and Noma K. Moyers, the within named bargainors, 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 the 9th day of June, 2021.

Linda Mendoza

Notary Public

My Commission Expires: July 9, 2024

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY