Karen Johnson Davidson County
Batch# 680081 DEEDQC
07/20/2021 12:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210720-0097185

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 12th day of July, 2021. Notary Public My Commission Expires:

ALICE BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Charles Steven Moore, Trustee 4107 Franklin Pike Nashville, Tennessee 37204	SAME	132 06 0 039.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Charles Steven Moore**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Charles Steven Moore, Trustee of the Charles Steven Moore Living Trust, established by the Revocable Trust Agreement of Charles Steven Moore dated July 12, 2021**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 12th day of July, 2021.

Charles Steven Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Steven Moore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 12th day of July, 2021.

My Commission Expires:

LICIA M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land located at 4107 Franklin Road and described according to a survey by Donald W. Fortner, Surveyor, (T.R.L.S. #1072) dated 5-15-95, which is attached and incorporated as Exhibit "A".

Beginning at an iron pin marking the southeast comer of Lot No. I of the C. L. Turner property as recorded in Plat Book 6200, page 688, and as conveyed to J. Dudley Phillips and wife, Bettie B. Phillips in Deed Book 4672, page 773, R.O.D.C., Tennessee; thence North 82 deg. 00' East 18.50 feet to an iron pipe in the westerly margin of the 66' right-of-way of Franklin Road; thence with the westerly right-of-way South 08 deg. 00' East 249.60 feet to an iron pin set, thence with the northerly boundary of the property conveyed to Lewis I. Rashmir and wife, Marilyn I. Rashmir as recorded in Deed Book 8617, page 557; thence South 82 deg. 00' West 18.50 feet to an existing iron pin; thence continuing South 82 deg. 00' west with an existing farm fence 682.75 feet for a total distance of 701.25 feet to an iron pipe; thence with an existing fence marking the easterly boundary of the property conveyed to Lawrence J. Pass as recorded in Deed Book 8095, page 807, North 02 deg. 20' West 238.63 feet to an iron pin set in the southerly boundary of Lot No. 2 of the C. L. Turner property and as conveyed to David J. Malone, Jr. and wife, Patricia B. Malone as recorded in Deed Book 7854, page 96, thence with Malone's southerly line North 80 deg. 58' East 184.10 feet to an existing concrete monument marking the boundary line between Lots I and 2; thence continuing North 80 deg. 58' East 475.19 feet with Phillips southerly line to the point of beginning and containing 3.85 acres more or less.

Being the same property conveyed to Charles Steven Moore and wife, Karen M. Moore, by deed from Richard N. Blackburn and wife, Suzanne M. Blackburn, of record as Instrument No. 20040303-0023926, Register's Office for Davidson County, Tennessee.

Karen Michelle Moore and Karen M. Moore are one and the same person.

Also being the same property conveyed to Charles Steven Moore by deed from Karen Michelle Moore, of record as Instrument No. 20210716-0095882, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) Current year's State and County taxes, which have been assumed by the Grantee;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as 4107 Franklin Pike, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12, 2021.

7-16-21
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of July, 2021.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

