Karen Johnson Davidson County
Batch# 704145 DEEDQC
08/25/2021 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210825-0114818

Prepared By:
Sarah L. Moore
807 S. 13th St.
Nashville, TN 37206
(615) 347-0660

After Recording Return To: Owner
Michael J. Moore
807 S 13th St
Nashville, TN 37206
(615) 347-9467

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Michael J Moore, Affiant
Subscribed and sworn before me this the
25 Day of August, 2021.
Brandi Wall, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TENNESSEE QUITCLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLAR ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sarah L. Moore,** an unmarried individual, hereinafter referred to as "Grantor", does hereby remise, release, and forever quitclaim all of the Grantor's rights, title and interest, by granting and conveying unto **Michael J. Moore,** an unmarried individual, hereinafter referred to as "Grantee", the following land and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Legal Description of the Property:
Street Address: 807 S 13th St Nashville, TN 37206
Map Parcel Number: 094-01-0-218.00
Deed Reference #: 20200922-0108652

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and MSM assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Quitclaiming ownership is based on a divorce that was finalized on March 19, 2021, and there are no applicable taxes.

Mail tax statements to: Michael J. Moore 807 S 13th St., Nashville, TN 37206

Grantor's Signature:

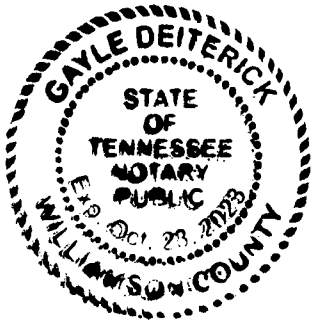
DATED: 8-19-21

Sarah L. Moore

Sarah L. Moore
807 S. 13th St.
Nashville, TN 37206
(615) 347-0660

STATE OF TENNESSEE, COUNTY OF WILLIAMSON:

On this 19 day of AUG, 2021, before me personally appeared Sarah L. Moore, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.



Notary Public

My commission expires 10/23/2023

Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 094 01 0 218 00
Current Owner: MOORE, MICHAEL J.
Mailing Address: 807 S 13TH ST NASHVILLE TN 37206
Zone: 6
Neighborhood: 2328

Location: 807 S 13TH ST
Land Area: 0.18 Acres
Most Recent Sale Date: 09/21/2020
Most Recent Sale Price: $795,000
Deed Reference: 20200922-0108652
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2021
Land Value: $180,000
Improvement Value: $537,500
Total Appraisal Value: $717,500

Assessment Classification*: RES
Assessment Land: $45,000
Assessment Improvement: $134,375
Assessment Total: $179,375

LEGAL DESCRIPTION

LOT 145 PAYNE BLAKEMORE & CUMMINGS ADDN

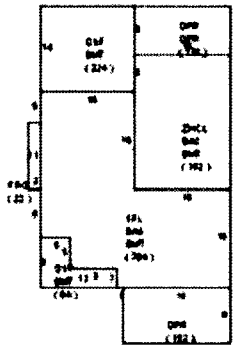
IMPROVEMENT ATTRIBUTES - Card 1 of 1

Building Type: SINGLE FAM
Year Built: 1958
Square Footage: 2,715
Number of Living Units: 1
Building Grade: B
Building Condition: Average

Rooms: 7
Beds: 4
Baths: 3
Half Bath: 0
Fixtures: 14

Exterior Wall: FRAME
Frame Type: RESD FRAME
Story Height: TWO STY
Foundation Type: FULL BSMT
Roof Cover: ASPHALT





[SIGNATURE PAGE FOLLOWS]