THIS INSTRUMENT PREPARED BY AND RETURN TO: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County DEEDQC Batch# 710327 3 pgs 09/07/2021 08:33:38 AM Fees: $17.00 Taxes: $0.00 20210907-0119235	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 BRYAN J. MOSHER, AFFIANT Subscribed and sworn to before me, this 27 day of August 2021. NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BRYAN JOSEPH MOSHER and DIANA KATHARINE MOSHER, CO-TRUSTEES 116 Hardingwoods Place Nashville, TN 37205	New Owner	Map and Parcel No.: 129-04-0-024.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, Bryan J. Mosher and Diana Katharine Mosher, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Bryan Joseph Mosher and Diana Katharine Mosher, Co-Trustees of the Mosher Joint Revocable Trust, created June 11, 2021 its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 116 Hardingwoods Place, Nashville, TN 37205, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Harding Woods of record in Plat Book 2900, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 115, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2998, Page 498, Book 3130, Page 627 and Book 6749, Page 641, in the Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4829, Page 365, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

Being the same property conveyed to Bryan J. Mosher and Diana Katharine Mosher, husband and wife, from Emily C. Butts by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20170317-0026289.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 27 day of August 2021.

Bryan J. Mosher, Grantor

Diana Katha Mosher
Diana Katharine Mosher, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bryan J. Mosher**, the Grantor, 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 at office, this 27 day of August 2021.

Jessica Ann Clegg
Notary Public

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Diana Katharine Mosher**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of July 2021.

Jennifer Morgan
Notary Public

My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024