Karen Johnson Davidson County
Batch# 747043 DEEDQC
10/29/2021 02:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211029-0145651

THIS INSTRUMENT PREPARED BY:

Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 21st day of October, 2021.

Notary Public

My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Joel Eugene Moss, II and/or Meredith Morris Moss, Trustees 105 Whig Court Franklin, TN 37067	SAME	173-09-0A-763.00-CO

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, **Joel Eugene Moss, II**, 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 and the Grantor's spouse, 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 **Joel Eugene Moss, II and/or Meredith Morris Moss, Trustees of the Joel & Meredith Moss Living Trust, established by the Revocable Trust Agreement of Joel Eugene Moss, II and Meredith Morris Moss dated October 21, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 21st day of October, 2021.

Joel Eugene Moss, II

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 Joel Eugene Moss, II, 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 21st day of October, 2021.

My Commission Expires: _____

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 646 on the Plan of Resubdivision of Lots 638 through 649 Phase Eight Lenox Village of record in Plat at instrument No. 20080508-0047734, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel Eugene Moss, II, by deed from Ashley Hairston, of record as Instrument No. 20170217-0016375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record as Instrument Number 20080508-0047734. Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-032826, as amended and supplemented in Instrument No, 20021226-0158458, instrument No. 20031212-0178492, Instrument No, 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20050119-0006853, Instrument No, 20050324-0032209, Instrument No. 20050815-0096405, Instrument No, 20060221-0020352, Instrument No, 20060321-0032383, Instrument No. 20060120-0007914. Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, and Instrument No. 20080326-0030439, Registers Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Lenox Village Homeowner' s Association, Inc,, of record in Instrument No. 20020412-0045831, and Instrument No. 20031016-0153550, Register's Office for said County,
- Restrictive Covenants for Detached Structure of record in Instrument No. 20100323-0021674, Register's Office for said County.
- Master Deed of Lenox Village Homeowner' s Association, Inc. of record in instrument No. 20020315-0032825, as amended and supplemented in Instrument No. 20021226-0158459, Instrument No, 20040523-006221, Instrument No, 20060120-0007913, Instrument No. 20060321-0032382, and Instrument No, 200803260030449, Register' s Office for said County.
- Storm Water Detention Agreement of record in Instrument No. 20020628-0078164, and Instrument No, 20051213-0149579, Register's Office for said County.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-100849, and Instrument No, 20010918-0100851, Register's Office for said County.

Easement for Sanitary Sewer, Storm Drainage, and Water Main with Appurtenances of record in Instrument No. 20010918□0100850, and Instrument No. 200W918A0100852, Register's Office for said County.

- Restrictive Covenant for Detached Structure of record in Instrument Number 201 0'i 022-0084599, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 3106 Fyffe Lane, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. 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 October 21, 2021.

10-28-2021
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of October, 2021.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

