Karen Johnson Davidson County
Batch# 764745 DEEDQC
12/01/2021 03:09:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211201-0159192

**RECORDATION REQUESTED BY:**
**WFG Lender Services**
**2625 Townsgate Rd, Suite 101**
**Westlake Village, California 91361**

AFTER RECORDING RETURN TO:
WFG Lender Services
5000 Legacy Drive, Suite 190
Plano, TX 75024
File No. 1994805TN

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 105140C61300CO

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# QUITCLAIM DEED

THIS DEED made and entered into on this 10 day of Nov, 2021, by and between **Avery Moore, unmarried and Lee S. Moore and Cheryl N. Moore, husband and wife, as joint tenants with right of survivorship,** a mailing address of 2310 Elliott Ave Unit 613, Nashville, TN 37204 , hereinafter referred to as Grantor(s) and **Avery Moore, an unmarried person,** a mailing address of 2310 Elliott Ave Unit 613, Nashville, TN 37204 , hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 2310 Elliott Ave Unit 613, Nashville, TN 37204

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20141117-0105738, recorded on 11/17/2014 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

**Avery Moore**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Avery Moore, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 10th day of November, 2021.

Notary Public
My Commission expires: January 6, 2025

NICOLE L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lee S. Moore

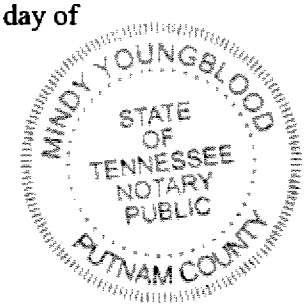
Cheryl N. Moore

STATE OF Tennessee
COUNTY OF Putnam

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Lee S. Moore and Cheryl N. Moore, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Cookeville, TN., this 23rd day of November, 2021.

Mindy Youngblood
Notary Public
My Commission expires: January 25, 2023




No title exam performed by the preparer. Legal description and party's names provided by the party.

**EXHIBIT A**
**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 613 AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF THE PARK AT MELROSE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR THE PARK AT MELROSE CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20070917-0110745, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY- LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF THE PARK AT MELROSE CONDOMINIUMS, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20070917-0110745, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO AVERY MOORE, UNMARRIED, LEE S. MOORE AND CHERYL N. MOORE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM MEGAN SLOAN WILLOUGHBY, AN UNMARRIED WOMAN DATED NOVEMBER 14, 2014 AND RECORDED NOVEMBER 17, 2014 UNDER 20141117- 0105738 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

PARCEL ID NUMBER: 105140C61300CO

PROPERTY COMMONLY KNOWN AS: 2310 ELLIOTT AVE UNIT 613, NASHVILLE, TN 37204

# VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

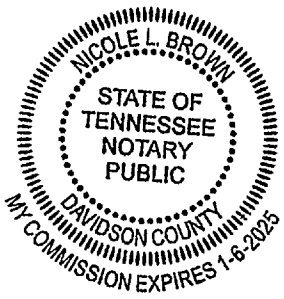
Affiant

Print Name: Avery Moore

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 10th day of November, 2021.

Notary Public
My Commission Expires: January 6, 2025




Name and address for person(s) responsible for taxes:

**Avery Moore**
2310 Elliott Ave Unit 613
Nashville, TN 37204

Name and address of property owner:

**Avery Moore**
2310 Elliott Ave Unit 613
Nashville, TN 37204

# TRUE COPY CERTIFICATION

I, Avery Moore, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Nicole L. Brown [Name of Notary],

a notary public for this county and state, Tennessee. [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: January 6, 2025

Notary's Seal

NICOLE L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025