Karen Johnson Davidson County
Batch# 778465 DEEDQC
12/22/2021 11:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211222-0169186

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILSON)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me this 14th day of Sept, 2021.

NOTARY PUBLIC
My Commission Expires: 4/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

ADDRESS OF NEW OWNER:
Jeannette Porter
3401 Anderson Road, Unit 46
Nashville, TN 37013

SEND TAX BILLS TO:
Owner

Map/Parcel 136150B04600CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **John Moore ("Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Jeannette Porter ("Grantee")**, her heirs, successors and assigns. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. Unit 46 on the plan of A Horizontal Property Regime (Private Elements) Phase 2, Smith Springs Town Homes of record in Instrument No. 200008928-0084429 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 Jeannette Porter and Dana Porter-Moore by deed from Jeannette Porter of record at Instrument No. 20161219-0133263 Register's Office for Davidson County, Tennessee. Dana Porter-Moore having since died intestate vesting her share of the property in John Moore, her sole heir at law as evidenced by the Affidavit of Heirship attached hereto as Exhibit A and incorporated herein by reference.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

John Moore

STATE OF CALIFORNIA)
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named John Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of September, 2021 ~~2021~~.

D Hill
Notary Public

My Commission Expires: June 18, 2022

D. HILL
Notary Public - California
San Bernardino County
Commission # 2243700
My Comm. Expires Jun 18, 2022

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 9-1-21.

Tracey Trumphour
Affiant
Date: 9-1-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 21 day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY