QUITCLAIM DEED

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return To:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Paul G. Melton and Geena Beerman Copeland	SAME	
(NAME)	(NAME)	044-15-0-168.00
904 Cleves Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20213085

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Billy Dorris Moore, Timothy Moore, Tammy Bivens, Earline Simmons Moore, Patricia Moore Binkley, Dana Moore Brisendine, Brenda Rankin, Kathy Edwards and Sandy Medlin**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Paul G. Melton and Geena B. Copeland,** hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot(s) 254, as shown on the map entitled Plan of Section "A", Village of Old Hickory, of record in Book 1424, page 68 (erroneously referred to as page 6B in deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to L.R. GLOVER AND HASSIE C. GLOVER, HIS WIFE, by deed from E.I. DU PONT DE NEMOURS AND COMPANY, A DELAWARE CORPORATION, of record in Book 1788, page 160, dated January 30, 1950, said Register's Office.

L.R. GLOVER died on or about April 6, 1965, leaving HASSIE C. GLOVER as the surviving tenant by the entirety.

HASSIE C. GLOVER died intestate on or about January 23, 1982, leaving LOUISE GLOVER MOORE, CHRISTYNE GLOVER MELTON, LOLA MAE GLOVER BEERMAN, HOWARD CRAFTON GLOVER, AND HAROLD CRAFTON GLOVER as her only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. _____ and _____, said Register's Office.

202202020012400 202202020012401

LOUISE GLOVER MOORE died intestate on or about February 7, 2000, leaving JAMES EUGENE MOORE, MILDRED MOORE RANKIN, BILLY DORRIS MOORE AND JERRY LEROY MOORE as her only Heirs-at-Law. For further reference, see Affidavits of Heirship of record as Instrument No. 20000914-0091613, and as Instrument No. _____ and _____, said Register's Office.

202202020012402 202202020012403

JAMES EUGENE MOORE, MILDRED MOORE RANKIN, BILLY DORRIS MOORE AND JERRY LEROY MOORE, conveyed their interest in said property to CHRISTYNE GLOVER MELTON, LOLA MAE GLOVER BEERMAN, HOWARD CRAFTON GLOVER, AND HAROLD CRAFTON GLOVER, as equal tenants in common, by Quitclaim Deed of record as Instrument No. 20000223-0017779, dated February 22, 2000, said Register's Office.

JERRY LEROY MOORE died intestate on or about March 27, 2002, leaving DIANE HALE MOORE, TIMOTHY WAYNE MOORE AND TAMMY RENEE BIVENS as his only Heirs-at-Law, Diane Hale Moore having since died. For further reference, see Affidavit of Heirship of record as Instrument No. _____ and _____, said Register's Office.

202202020012404 202202020012405

LOLA MAE GLOVER BEERMAN died intestate on or about December 25, 2005, leaving GEENA BEERMAN COPELAND as her only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. _____ and _____, said Register's Office.

202202020012406 202202020012407

HOWARD CRAFTON GLOVER died intestate on or about September 29, 2011, leaving CHRISTYNE GLOVER MELTON, HAROLD CLIFTON GLOVER, GEENA BEERMAN COPELAND, JAMES EUGENE MOORE, MILDRED MOORE RANKIN, BILLY DORRIS MOORE, TIMOTHY WYANE MOORE, JOHN LEE HENRY, JR., LENNY LEEK, DAVID WALKER, TAMMY RENEE BIVENS AND BARBARA FISHER as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. _____ and _____, said Register's Office.

202202020012408 202202020012409

CHRISTYNE GLOVER MELTON (AKA GENEVA CHRISTYNE MELTON AKA G. CHRISTINE MELTON) died testate on or about November 17, 2011, devising said property to PAUL G. MELTON, by Will of record in Will Book 52, page 149, in the County Clerk's Office for Rutherford County, Tennessee.

HAROLD CLIFTON GLOVER conveyed his interest in said property to PAUL G. MELTON AND GEENA BEERMAN COPELAND, by Quitclaim Deed of record as Instrument No. 20120509-0039958, dated May 7, 2012, said Register's Office.

Karen Johnson Davidson County
Batch# 799364 DEEDQC
02/02/2022 12:31:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20220202-0012414 202202020012414

JAMES EUGENE MOORE died intestate on or about November 4, 2016, leaving EARLINE SIMMONS MOORE, PATRICIA MOORE BINKLEY AND DANA MOORE BRISENDINE as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. _____ and _____, said Register's Office.

202202020012410 202202020012411

MILDRED MOORE RANKIN died intestate on or about February 12, 2018, leaving BRENDA RANKIN, KATHY EDWARDS, AND SANDY MEDLIN as her only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. _____ and _____, said Register's Office.

202202020012412 202202020012413

Unimproved ☐

This is improved ☒ property, known as 904 Cleves Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand

Billy Dorris Moore by Amy Moore, Attorney in fact

Billy Dorris Moore by Amy Moore, Attorney in Fact

STATE OF TN)
County OF Sumner)

On this 28 day of December, 2021, before me personally appeared Amy Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Billy Dorris Moore, and who acknowledged that she executed the same as the free act and deed of Billy Dorris Moore.

Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand.

Timothy Moore

STATE OF N.C.)
County OF Brunswick)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Timothy Moore, the within named 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, at office, this 27 of December, 2021.

Notary Public
My Commission Expires: 10/25/26

EUGENE COX
NOTARY PUBLIC
Brunswick County
North Carolina
My Commission Expires Oct. 25, 2026

Witness my hand.

Tammy Renee Bivens

Tammy Bivens

STATE OF Tennessee
County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tammy Bivens, the within named 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, at office, this 10th of ~~December, 2021.~~ January 2022

Joy E. Sisk

Notary Public
My Commission Expires:
03-25-2025

JOY E. SISK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

Witness my hand.

Earline Simmons Moore

Earline Simmons Moore

STATE OF Tennessee
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Earline Simmons Moore, the within named 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, at office, this 22 of December, 2021.

Notary Public
My Commission Expires: 09/06/2022

PORTIA WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Witness my hand.

Patricia Moore Binkley

Patricia Moore Binkley

IAN SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Sept. 9, 2025

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Patricia Moore Binkley, the within named 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, at office, this 22 of December, 2021.

Notary Public
My Commission Expires: 9/9/2025

Witness my hand.

Dana Moore Brisendine

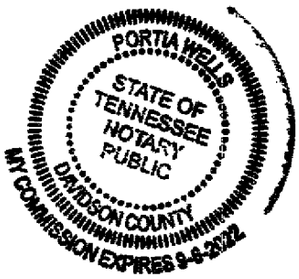
Dana Moore Brisendine

STATE OF Tennessee
County OF ~~Davidson~~)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dana Moore Brisendine, the within named 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, at office, this 22 of December, 2021.

Notary Public
My Commission Exptres: 09/06/2022



Witness my hand.

Brenda Rankin

Brenda Rankin

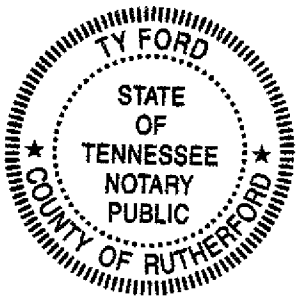
STATE OF Tennessee)
County OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brenda Rankin, the within named 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, at office, this 28 of December, 2021.

Ty Ford

Notary Public
My Commission Expires:



Witness my hand.

Kathy Edwards

Kathy Edwards

STATE OF TN)
County OF Knox)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kathy Edwards, the within named 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, at office, this 12 of January, 2022.

Notary Public
My Commission Expires:
04-01-2023

ELIZABETH A. JAMES
NOTARY PUBLIC
STATE OF TENNESSEE
KNOX COUNTY

Witness my hand.

Sandra Medlin

~~Sandy~~ Medlin

Sandra

STATE OF Tennessee)
County OF Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ~~Sandy~~ Sandra Medlin, the within named 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, at office, this 23 of December, 2021.

Notary Public
My Commission Expires:

TRICIA S SENNETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Rhonda Hannah, 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 12/28/21 (date of document).

Affiant Signature

1/24/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/28/23

NOTARY'S SEAL

