THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)
Robert and Patricia Moser, Trustees
16817 East Parlin Dr.
Fountain Hills, AZ 85268

Send Tax Bills To
Same

Map-Parcel No.
135-16-0B-018.00-CO

Quitclaim Deed to Trustee

Grantor: Robert R. Moser, Jr., and Patricia A. Moser, husband and wife
Grantee: Robert Roy Moser, Jr. and Patricia Anne Moser, Trustees of the Moser Family Trust dated February 15, 2022, and any amendments thereto

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 18 on the Horizontal Property Regime Private Element Plat of Woodridge (previously erroneously Woodbridge) at Nashboro Village, Nashboro Village -Tract 11, of record in Instrument No. 20021120-0143949, amending Plat Book 4660, page 157, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert R. Moser, Jr., and Patricia A. Moser, husband and wife, by deed from Orlando Garcia and Ines Maria Hernandez, husband and wife, of record as Instrument No. 20220311-0028532, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 436 Flintlock Court, Nashville, TN 37217.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Robert R. Moser, Jr.
Grantor

Patricia A. Moser
Grantor

Karen Johnson Davidson County
Batch# 901834 DEEDQC
08/10/2022 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220810-0091143

State of Arizona
County of Maricopa

On August 4th, 2022, before me personally appeared Robert R. Moser, Jr., who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 03-09-25

CORDELL WILLIAMS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission #600147
Expires March 9, 2025

State of Arizona
County of Maricopa

On August 4th, 2022, before me personally appeared Patricia A. Moser, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public
My commission expires: 03-09-25

CORDELL WILLIAMS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission #600147
Expires March 9, 2025

* *

State of Arizona
County of Maricopa

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Robert Roy Moser, Jr., Trustee
Grantee

Sworn to and subscribed before me on August 4th, 2022.

Notary Public
My commission expires: 03-09-25

CORDELL WILLIAMS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission #600147
Expires March 9, 2025

* *

TRUE Copy Certification

I, Sara Barbour do hereby make oath that I am 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 August 4, 2022.

Sara Barbour
Signature

8-4-22
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 4th day of August, 2022.

Catherine L. Danton
Notary's Signature
My Commission Expires: 4/22/26

CATHERINE L. DANTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER