Karen Johnson Davidson County
Batch# 916983 DEEDQC
09/15/2022 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220915-0102925

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Kenneth P. Moffat, Trustee Kenneth P. Moffat Trust 106 Abbottsford Drive Nashville, TN 37215	same	117 13 0B 091.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Kenneth P. Moffat, unmarried (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Kenneth P. Moffat, Trustee, and his successors in trust, of the Kenneth P. Moffat Trust dated 08/16/2022 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Lot No. 106 on the Plan of Abbottsford of record in Plat Book 6250, page 419 – 421, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Kenneth P. Moffat and wife, JoAnne I. Moffat, by Warranty Deed from Joe D. Sproles and wife, Charlene W. Sproles, of record in Book 8975, page 968, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Kenneth P. Moffat by Quitclaim Deed from JoAnne I. Moffat, of record in Book 11232, page 393, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 106 Abbottsford Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 8 day of ~~August,~~ September 2022.

Kenneth P. Moffat, Grantor

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Marshall)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kenneth P. Moffat, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8 day of ~~August,~~ September 2022.

Notary Public

My Commission Expires: 10/01/25

CARISSA A CARR STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Marshall)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Kenneth P. Moffat, Affiant

Subscribed and sworn to before me this 8 day of ~~August~~ September, 2022.

Notary Public

My Commission Expires: 10/01/25

CARISSA A CARR STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 September 8, 2022 (date of document).

Carla Lovell

Carla Lovell

9-15-2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15 day of September, 2022.

Erica L Martin

Notary Public

My Commission Expires: 7/7/22

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE