Return To:
James D. Moore
2310 Elliott Avenue, Apt. 610
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 965067 DEEDQC
01/27/2023 12:19:30 PM 7 pgs
Fees: $38.00 Taxes: $405.71
20230127-0006372

Order Number:
72861415-8476533

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 10 day of January, 2023, by and between **JAMES D. MOORE**, unmarried, and **LAURA SELLERS**, unmarried, hereinafter known and referred to as **GRANTOR**, and **JAMES D. MOORE**, unmarried, whose tax mailing address is 2310 Elliott Avenue, Apt. 610, Nashville, TN 37204, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **One Hundred Nine Thousand Six Hundred Fifty and No/100 Dollars ($109,650.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land situated in the County of Davidson in the State of TN

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 610, 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 THE MASTER DEED FOR THE PARK AT MELROSE CONDOMINIUMS, OF RECORD IN 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 SET OUT ON EXHIBIT "E" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO.

PCL 72861415 QC101 01 01 05

20070917-0110745, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Being the same parcel conveyed to James D. Moore and Laura Sellers, husband and wife from Jeff Ball and Greta Ball, husband and wife, by virtue of a Deed dated June 05, 2019, recorded June 06, 2019, as Instrument No. 20190606-0054106 County of Davidson, State of Tennessee.

Assessor's Parcel No: 105 14 0C 610.00

Transfer in conjunction with Final Decree of Divorce filed September 20, 2022, in Davidson County Civil Action No. 22D-600.

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[THIS SPACE INTENTIONALLY LEFT BLANK.]



IN TESTIMONY WHEREOF, witness the hand of the Grantor (1 of 2) herein, all on this the day and year first above written.

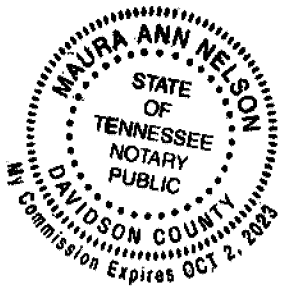
James D. Moore

JAMES D. MOORE

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 11th day of January, 2023, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **JAMES D. MOORE**.

Maura Ann Nelson
Notary Public
My Commission Expires: 10.2.2023





PCL 72861415 QC101 01 03 05

IN TESTIMONY WHEREOF, witness the hand of the Grantor (2 of 2) herein, all on this the day and year first above written.

Laura Sellers
LAURA SELLERS

STATE OF Missouri)
)
Jackson COUNTY)

The undersigned, a Notary, does certify that on this 10 day of January, 20 23, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **LAURA SELLERS.**

Terence Wade Goode
Notary Public
My Commission Expires: 18 Mar 2026

TERENCE WADE GOODE
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 14575531
My Commission Expires Mar 18, 2026

PCL 72861415 QC101 01 04 05

IN THIS OATH OF CONSIDERATION, I, or we, as Grantee hereby swear or affirm that the actual consideration for this transfer is $109,650.00, to the best of the Grantee knowledge, information and belief.

James D. Moore

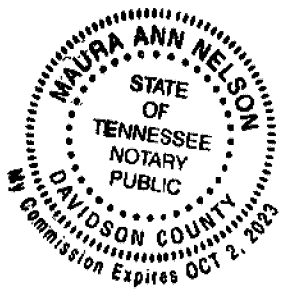
JAMES D. MOORE

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 11th day of January, 2023, the foregoing Oath of Consideration was produced to me and was sworn to, acknowledged and delivered by **JAMES D. MOORE.**

Maura Ann Nelson
Notary Public
My Commission Expires: 10.2.2023

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
James D. Moore
2310 Elliott Avenue, Apt. 610
Nashville, TN 37204



Property Owner and Address:
James D. Moore
2310 Elliott Avenue, Apt. 610
Nashville, TN 37204

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 37402

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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 105 14 0C 610.00

Land situated in the County of Davidson in the State of TN

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 610, 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 THE MASTER DEED FOR THE PARK AT MELROSE CONDOMINIUMS, OF RECORD IN 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 SET OUT ON EXHIBIT "E" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20070917-0110745, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Commonly known as: 2310 Elliott Ave, Apt 610, Nashville, TN 37204-2133

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to James D. Moore and Laura Sellers, husband and wife, by deed dated June 5, 2019 of record in Deed Instrument/Case No. 20190606-0054106, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 1/17/2023 (date of document).

Affiant Signature

Jan 23, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 23 day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE