Karen Johnson Davidson County
Batch# 971893 DEEDQC
02/17/2023 11:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230217-0011693

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Realty Title & Escrow Co., Inc
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

File No.: 05-NSH23-05448

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Jonathan E. Moore 1017 Jasperson Drive Madison, TN 37115	Jonathan E. Moore 1017 Jasperson Drive Madison, TN 37115	052-07-0-086.00

THIS INDENTURE made this 16 day of February, 2023 between, Moore Real Estate Ventures, LLC, a Kentucky limited liability company, First Party, and Jonathan E. Moore and Donna Kimberly Moore, Husband and Wife and Jonathan Thomas Moore, a single man Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, do hereby convey and quitclaim unto said party of the second part, all my right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Madison Heights, Section II, Part IV, of record in Book 2133, Page 106, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 159.70 feet on the Southerly side of Jasperson Drive and runs back 252.59 feet on the Easterly line and 248.41 feet on the Westerly line, to a dead line in the rear on which it measures 159.76 feet.

Being the same property conveyed to Ottis Reeves Pilkinton and wife, Marie Wright Pilkinton by Warranty Deed from William Jaques Wolff and wife, Brenda Dimmick Wolff of record in Book 4190, Page 654, Register's Office for Davidson County, Tennessee, dated November 10, 1967 and recorded on November 20, 1967.

Marie Wright Pilkinton died August 11, 2016 vesting Ottis Reeves Pilkinton as surviving tenant

Ottis Reeves Pilkinton died testate, December 6, 2020 leaving Last Will and Testament filed for Probate in Docket No. 21P205 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Lori Pilkinton Dickens is named Executor of the Estate of Ottis Reeves Pilkinton, deceased.

Being the same property conveyed to Moore Real Estate Ventures, LLC, A Kentucky Limited Liability Company by Warranty Deed from Lori Pilkinton Dickens, Executrix of the Estate of Ottis Reeves Pilkinton,

deceased of record in Instrument No. 20220324-0033973 Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 24, 2022.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 16 day of February 2023.

Moore Real Estate Ventures, LLC, a Kentucky limited liability company

By:_____
Jonathan E. Moore, Managing Member

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jonathan E. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Sole Member of Moore Real Estate Ventures, LLC, a Kentucky limited liability company, and that he/she is authorized by Moore Real Estate Ventures, LLC to execute this instrument on its behalf as such Sole Member.

Witness my hand and seal at Somerset, ~~Tennessee,~~ Kentucky this 16 day of February, 2023.

_____
Notary Public

My commission expires: 3-15-2026
KYNP45061

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 17th day of FEBRUARY 2023.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 16th, FEBRUARY, 2023.

Custodian's Signature — 02/17/2023 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 17th day of FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

