Karen Johnson Davidson County
Batch# 996924 DEEDQC
04/27/2023 12:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230427-0031097

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

LESLIE ANNE SCOTT
Notary Public, State of Texas
Comm. Expires 04-19-2026
Notary ID 133713365

STATE OF Texas)

COUNTY OF Williamson)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 24 day of April 2023.

Notary public

My commission Expires: 04/19/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
The Moldovan Family Trust 118 South Prize Oaks Drive Cedar Park TX 78613	The Moldovan Family Trust 118 South Prize Oaks Drive Cedar Park TX 78613	072100D001.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Laszlo Moldovan and Iliana Moldovan, husband and wife, do hereby quitclaim, transfer and convey unto Laszlo Moldovan and Iliana Sophia Moldovan, Co-Trustees of The Moldovan Family Trust, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1714A in the plan of 1714 Northview Avenue Townhomes, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of 1714 Northview Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140710-0060712 and corrected in Instrument No. 20140717-0063259 and amended in Instrument No. 20150804-0077323, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Laszlo Moldovan and Iliana Moldovan, husband and wife, from Levi D. Hudlow and Kaitlyn S. Hudlow, husband and wife, by Warranty Deed dated July 16, 2021, and recorded on July 23, 2021, as Document No. 20210723-0098998, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1714 Northview Ave, Nashville, Tennessee 37216

Witness my hand this 24 day of April 2023.

Laszlo Moldovan, Grantor

Iliana Moldovan, Grantor

STATE OF Texas)
) ss.
COUNTY OF Williamson)

Personally appeared before me, Leslie Anne Scott, Notary Public, Laszlo Moldovan and Iliana Moldovan, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, April 26, 2023, ~~2023~~.

[Seal]

LESLIE ANNE SCOTT
Notary Public, State of Texas
Comm. Expires 04-19-2026
Notary ID 133713365

Leslie Anne Scott, Notary Public

My commission expires: 04/19/2026

Certificate of Authenticity

I, LASZLO MOLDOVAN, 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 04/26/2023.

Date

Affiant Signature

April 26, 2023
Date

State of Texas

County of Williamson

Sworn to and subscribed before me this 26 day of April, 2023.

Notary's Signature

My Commission Expires: 04/19/2026
Date

Notary's Seal (if on paper)

LESLIE ANNE SCOTT
Notary Public, State of Texas
Comm. Expires 04-19-2026
Notary ID 133713365

CERTIFICATE OF AUTHENTICITY

I, Madelyn Stampley, 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 April 26, 2023.

Name: Madelyn Stampley
Date: April 27, 2023

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Justin Gilbert, Notary Public, on April 27, 2023.

Witness my hand and official seal.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Justin Gilbert, Notary Public
My commission expires: 05/20/2025