Karen Johnson Davidson County
Batch# 1001442 DEEDQC
05/09/2023 03 27 22 PM 4 pgs
Fees $22 00 Taxes $0 00
20230509-0034617

***The purpose of this instrument is the consolidation of two (2) contiguous parcels into one (1) parcel.**

This instrument prepared by and after recording return to:

Leach and Company, PLLC
2129 Belcourt Avenue, Second Floor
Nashville, Tennessee 37212

SUSAN B SHERRILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Charles S. Moore
Affiant

Subscribed and sworn to before me this 30th day of April, 2023.

Susan B Sherrill
Notary Public

My Commission Expires: 9/7/2023

QUITCLAIM DEED OF CONSOLIDATION

Address New Owner(s) as follows	Send Tax Bills To·	Tax Map/Parcel IDs:
Charles Stephen Moore 7514 River Road Pike Nashville, Tennessee 37209	Same as New Owner	Map 89, Parcel 68.00 Map 89, Parcel 67.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CHARLES STEPHEN MOORE and wife, KATHY L. MOORE** (collectively, "PARCEL 1 GRANTOR"), herein this day have bargained and sold, and by these presents does hereby transfer, quitclaim, and convey, unto **CHARLES STEPHEN MOORE and wife, KATHY L. MOORE** (collectively, "Grantee"), their heirs, successors and assigns, all of Parcel 1 Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat for David Harrington Property of record in Book 11700, page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate

description; together with the rights of ingress to utilize the private roadway easement as set forth in said plat.

Being the same property conveyed to Charles Stephen Moore and wife, Kathy L Moore by Warranty Deed from Clyde L Ramey and wife, Patsy J. Ramey, of record in Instrument Number 20061221-0157585 in the Register's Office for Davidson County, Tennessee.

This property is commonly known as 7514 River Road, Nashville, Tennessee 37209.

AND

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CHARLES S. MOORE and wife, KATHY MOORE** (collectively, "PARCEL 2 GRANTOR"), herein this day have bargained and sold, and by these presents does hereby transfer, quitclaim, and convey, unto **CHARLES STEPHEN MOORE and wife, KATHY L. MOORE** (collectively, "Grantee"), their heirs, successors and assigns, all of Parcel 2 Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat for David Harrington Property of record in Book 11700, page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description; together with the rights of ingress to utilize the private roadway easement as set forth in the plan of record, as aforesaid.

Also conveyed herewith are those certain rights of ingress and egress to Ingress & Egress and Utilities Easement of record in Instrument No. 20010117-0004874, Register's Office for Davidson County, Tennessee; and subject to all matter set forth on the plan of record, as aforesaid, restrictive covenants of record in Book 11002, page 121, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Charles S Moore and wife, Kathy Moore by Warranty Deed from John D. Harrington Jr., and wife, Patricia P. Harrington, of record in Instrument Number 20071008-0119606 in the Register's Office for Davidson County, Tennessee.

This property is commonly known as 7516 River Road, Nashville, Tennessee 37209

THE PURPOSE OF THIS QUITCLAIM DEED OF CONSOLIDATION is to consolidate two (2) contiguous parcels into one (1) parcel.

It is understood by Parcel 1 Grantor, Parcel 2 Grantor, and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions and other maters of record, as well as all applicable zoning and building regulations.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Parcel 2 Grantor has executed this Quitclaim Deed to be effective this ____day of April 2023.

PARCEL 2 GRANTOR:

CHARLES S. MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES S. MOORE**, 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 30th day of April 2023.

SUSAN B SHERRILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

Notary Public
My Commission Expires: 9/7/2026

PARCEL 2 GRANTOR:

KATHY MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHY MOORE**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 30th day of April 2023.

SUSAN B SHERRILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2026

Notary Public
My Commission Expires: 9/7/2023

IN WITNESS WHEREOF, Parcel 1 Grantor has executed this Quitclaim Deed to be effective this ____day of April 2023.

PARCEL 1 GRANTOR:

CHARLES STEPHEN MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES STEPHEN MOORE**, 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 foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 30th day of April 2023.

SUSAN B SHERRILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Notary Public
My Commission Expires: 9/7/2023

PARCEL 1 GRANTOR:

KATHY L. MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHY L. MOORE**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 30th day of April 2023.

SUSAN B SHERRILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Notary Public
My Commission Expires: 9/7/2023