Karen Johnson Davidson County
Batch# 1009310 DEEDQC
05/31/2023 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230531-0040925

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Vorholt Title & Escrow, LLC
4235 Hillsboro Pike, Ste 300
Nashville, TN 37215

File No.: TN-23-016

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Kenneth O'Kain 70 Benzing Road Antioch, TN 37013	Kenneth O'Kain 70 Benzing Road Antioch, TN 37013	162-07-0-016.00

THIS INDENTURE made this 28 day of April, 2023 between, **Robert Scott Moore, successor Trustee of the Moore Q-TIP Marital Trust and the Moore Credit Shelter Marital Trust, Testamentary Trusts under the Will of Rayburn H. Moore, dated January 8th, 1997**, First Party, and **Kenneth O'Kain, an unmarried 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, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot(s) 69, as shown on the map entitled Antioch Park, Section 1, of record in Book 3600, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KENNETH J. O'KAIN AND WIFE, WANDA G. O'KAIN, by deed from THEO V. TINGLE AND WIFE, CRYSTAL M. TINGLE, of record in Book 4434, page 543, dated July 24, 1970, said Register's Office.

The survivorship interest of Kenneth J. O'Kain, having since been sold to Rayburn H. Moore through that certain Assignment of Survivorship Interest, of record in Book 7822, Page 497 dated April 21st, 1989, in the Register's Office for Davidson County, Tennessee.

The same Rayburn H. Moore, having since died, leaving all real property in his estate to the Moore Q-Tip Marital Trust and the Moore Credit Shelter Trust established in his Last Will dated January 8th, 1997. Robert Scott Moore, sucessor Trustee of both trusts, signs this deed to convey any and all legal claim to the property that might be held by estate of Rayburn H. Moore.

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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hand and seal this 28 day of April, 2023.

Robert Scott Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Scott Moore, successor Trustee of the Moore Q-TIP Marital Trust and the Moore Credit Shelter Marital Trust, Testamentary Trusts under the Will of Rayburn H. Moore, dated January 8th, 1997. , to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 28 day of April, 2023

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.9.24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 28 day of April, 2023

Notary Public

My Commission Expires: 7.9.24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Thomas R Vorhelt II, 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 the 1st day of MAY, 2023

Affiant Signature

5. 1. 23

Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn and subscribed before me this 1 day of May, 2023.

Notary Signature

My Commission Expires: 5/9/26

Notary Seal (if on paper)

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026