Karen Johnson Davidson County
Batch# 1036604 DEEDQC
08/09/2023 12:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230809-0061765

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
A. Bruce Moore, Jr. and Karen Bell Moore, Co-Trustees of the 2105 Golf Club Lane Community Property Trust 2105 Golf Club Lane Nashville, Tennessee 37215	A. Bruce Moore, Jr. and Karen Bell Moore, Co-Trustees of the 2105 Golf Club Lane Community Property Trust 2105 Golf Club Lane Nashville, Tennessee 37215	Parcel ID: 117 07 0 009.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN BELL MOORE, (the "Grantor"), hereby quitclaims and conveys to A. BRUCE MOORE, JR. AND KAREN BELL MOORE, AS CO-TRUSTEES OF THE 2105 GOLF CLUB LANE COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of his interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is property known as 2105 Golf Club Lane, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 8 day of August, 2023.

Karen Bell Moore
KAREN BELL MOORE

A. Bruce Moore, Jr., husband of Karen Bell Moore, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in Karen Bell Moore's interest in the above-described real property solely by virtue of his marriage to Karen Bell Moore.

A. Bruce Moore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, A. Bruce Moore, Jr. and Karen Bell Moore, 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, as of this 8th day of August, 2023.

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2023.

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

Notary Public
My Commission Expires:_____

35880224.1

EXHIBIT A

Being Part of Lots No. 1 and 40, on the Plan of Hillsboro Heights, not of record, described according to a survey made by S.R. Sanford, Jr., Civil Engineer, dated September 1, 1940, as follows:

BEGINNING in the center of Golf Club Lane at the northwest corner of the property conveyed to Thomas H. Young, Jr. by deed from E. L. Hampton and wife, of record in Book 833, page 189, Register's Office for Davidson County, Tennessee; thence with said Young's westerly Line, South 3°30' West 359.8 feet, more or less, to said Young's southwest corner, the northerly line of E. L. Bishop property; thence with the northerly line of said Bishop's and Stegmier's property, North 86°30' West 300.3 feet to a post, 43 feet West of a large iron pipe at the common corner of Lots 1, 19 and 40; thence North 3°27' East 359.8 feet to the center of Golf Club Lane; thence with the center of the same, South 86°30" East 303.5 feet to the beginning.

Being the same property conveyed to Karen Bell Moore by quitclaim deed of record at Instrument 20071127-0137394, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 August 8, 2023 (date of document).

Affiant Signature

08/09/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of August, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

