Prepared by: John Forrest Kelly, Attorney, 1503 16th Avenue South, Nashville, Tennessee 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

LEON B. MOORE

TO: DEED CREATING TENANCY BY THE ENTIRETY

LEON B. MOORE, ET UX

THIS QUITCLAIM DEED OF REALTY, executed as of the 18 day of August, 2023, by Grantor, LEON B. MOORE, a married man, to Grantees, LEON B. MOORE and SANDRA CLAUD, husband and wife,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, ***as tenants by the entireties***, all of Grantor's right, title and interest, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Lot No. 12 and the southerly 18 feet of Lot No. 13, on the Map of Eastmoor Place, as shown by plat of record in Book 547, page 177 and 178, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Said Lot and part of said lot adjoin and front together 68 feet on the west side of Bronte Avenue, and run back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Leon B. Moore and Jean H. Moore, husband and wife, by deed from Elba Gonzalez, dated November 28, 1980, of record in Book 5684, Page 897, in the Register's Office for Davidson County, Tennessee. Jean H. Moore predeceased Leon B. Moore on March 5, 2000, leaving him the surviving tenant by entirety.
>
> Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 1045100 DEEDQC
09/01/2023 08 43 01 AM 3 pgs
Fees $17 00 Taxes $0 00
20230901-0068560

This quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above-described property in the Grantees, so that the entire property, upon the death of either, will pass to the other.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Leon Moore

LEON B. MOORE Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LEON B. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of August, 2023.

My Commission Expires:

May 3, 2027.

Laura Elizabeth McInnis
Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp MAY 3, 2027
COUNTY OF DAVIDSON

Property Owners Name
And Mailing Address:

LEON B. MOORE, ET UX
2705 Bronte Avenue
Nashville, TN 37216

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

2705 Bronte Avenue
Nashville, TN 37216

Map and Parcel No.:

072-10-0-138.00



STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is $0.00.

Leon Moore
Affiant

Subscribed and sworn to before me this the 28th day of August, 2023

Laura Elizabeth McInnis
Notary Public
My Commission Expires: May 3, 2027