THIS INSTRUMENT PREPARED BY
AND RETURN TO:

CHAMBLISS, BAHNER & STOPHEL, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attention: Dana B. Perry

Karen Johnson Davidson County
Batch# 1062897 DEEDQC
10/19/2023 11:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231019-0081993

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
David Matthew Moroney, Cynthia Munch Moroney, and Jennifer Jane Moroney, Co-Trustees 78 Concord Park West Nashville, TN 37205	David Matthew Moroney, Cynthia Munch Moroney, and Jennifer Jane Moroney, Co-Trustees 78 Concord Park West Nashville, TN 37205	104-11-0-146.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, DAVID MATTHEW MORONEY (a/k/a David M. Moroney) and wife, CYNTHIA MUNCH MORONEY (a/k/a Cynthia Moroney), ("Grantors"), do hereby grant, bargain, transfer, convey, and forever quitclaim unto DAVID MATTHEW MORONEY, CYNTHIA MUNCH MORONEY, AND JENNIFER JANE MORONEY, AS CO-TRUSTEES OF THE MORONEY TENNESSEE COMMUNITY PROPERTY TRUST DATED OCTOBER 18, 2023, 2023 ("Grantees"), and their successors and assigns, all of Grantors' right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee

and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 13th day of October, 2023.

GRANTORS:

DAVID MATTHEW MORONEY

CYNTHIA MUNCH MORONEY

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

On this 18 day of October, 2023, before me, a Notary Public of the state and county aforesaid, personally appeared DAVID MATTHEW MORONEY and CYNTHIA MUNCH MORONEY, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, at office in Davidson County, Tennessee, 18 day of October, 2023.

MORGAN BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 05-03-2027

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

I hereby swear and affirm that the actual consideration for this transfer is $0.00.

AFFIANT-GRANTEE:

MORONEY TENNESSEE COMMUNITY
PROPERTY TRUST DATED October 18, 2023

DAVID MATTHEW MORONEY, Co-Trustee

Sworn to and subscribed before me
this the 18 day of October, 2023.

MORGAN BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 05.03.2027

EXHIBIT "A"

Tax Parcel 104-11-1-146.00 (2509 Fairfax Ave)

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Plat Book 421, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 60 feet on the Southerly margin of Fairfax Avenue, formerly Jones Avenue and extends back between parallel lines to an alley.

Being the same property conveyed to David M. Moroney (a/k/a David Matthew Moroney) and Cynthia M. Moroney (a/k/a Cynthia Munch Moroney), husband and wife, by deed from Jennifer J. Moroney dated February 26, 2015, of record as instrument number 20150304-0019021, Register's Office for Davidson County, Tennessee.

No boundary survey of the within tract or parcel of land was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, DANA B. PERRY, 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 October 18, 2023 *(date of document)*.

Dana B. Perry
DANA B PERRY *(printed name)*, Affiant Signature

Dated: October 18, 2023

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 18th day of October, 2023

Hannah Koehler
Hannah Koehler *(printed name)*, Notary Signature

My Commission Expires: January 11, 2026

