Karen Johnson Davidson County
Batch# 1072413 DEEDQC
11/16/2023 10:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231116-0089348

QUITCLAIM DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 8/6/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rhythm Development 401k and Jeff Kendig	**New Owner**	
(NAME)	(NAME)	
PO Box 160162	P.O. BOX 160162	**P/O 042-00-0-005.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

CHARLES WINFREY MOORE, LINDA MOORE MAGGART, AND STEVEN H. MOORE ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

RHYTHM DEVELOPMENT 401K AND JEFF KENDIG, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON ROD IN THE EASTERN RIGHT OF WAY OF DICKERSON PIKE, BEING THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED PROPERTY AND BEING THE SOUTHEASTERN CORNER OF THE CHARLES MOORE PROPERTY AS DESCRIBED IN INSTRUMENT 20070522-0050631, RODC AND THE NORTHWESTERN CORNER OF THE THREE CIRCLE INC. PROPERTY AS DESCRIBED IN INSTRUMENT 20071109-0132583, RODC;

THENCE, WITH SAID RIGHT OF WAY, NORTH 23 DEGREES 19 MINUTES 42 SECONDS EAST AND 82.925 FEET TO AN IRON ROD;

THENCE, WITH A NEW LINE 17 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF MOORE, SOUTH 78 DEGREES 16 MINUTES 37 SECONDS EAST, 1160.34 FEET TO AN IRON ROD;

THENCE, SOUTH 07 DEGREES 46 MINUTES 09 SECONDS WEST, 17.04 FEET TO AN IRON ROD AT THE SOUTHEASTERN CORNER OF MOORE;

THENCE, WITH THE ORIGINAL LINE BETWEEN MOORE AND THREE CIRCLE, NORTH 78 DEGREES 16 MINUTES 37 SECONDS WEST, 1165.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 19765 SQUARE FEET OR 0.454 ACRES MORE OR LESS ACCORDING TO A SURVEY BY STEVEN D. DELLE, RLS #1710 TN, WITH DELLE LAND SURVEYING, ON DECEMBER 30, 2019.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CHARLES WINFREY MOORE, A ONE-HALF UNDIVIDED INTEREST, AND THE REMAINING ONE-HALF INTEREST EQUALLY TO LINDA MOORE MAGGART, STEVEN H. MOORE, AND MARTHA H. MOORE, BY QUITCLAIM DEED FROM CHARLES WINFREY MOORE, LINDA MOORE

MAGGART, STEVEN H. MOORE, AND MARTHA H. MOORE, BEING ALL THE HEIRS AT LAW OF MAMIE BELL MOORE AKA MAMIE BELL KEMPER MOORE, DATED MAY 22, 2017, OF RECORD IN INSTRUMENT NUMBER 20170522-0050631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MARTHA H. MOORE HAVING SINCE PASSED ON JULY 8, 2022. HER ESTATE BEING PROBATED IN DAVIDSON CO., TENNESSEE, DAVIDSON COUNTY PROBATE COURT, DOCKET # 22P1342. THE BENEFICIARIES OF THE RESIDUARY ESTATE, INCLUDING SAID PROPERTY, BEING HER ADULT CHILDREN, LINDA MAGGART AND STEVEN H. MOORE.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **unimproved** property known as: **P/O 3993 Dickerson Pike, Nashville, TN 37207**

Witness our hands this the 9th day of November, 2023.

Charles Winfrey Moore
Charles Winfrey Moore

Linda Moore Maggart

Steven H. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Winfrey 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of November, 2023.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Moore Maggart**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of November, 2023.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven H. 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2023.

Notary Public
My Commission Expires:

[Signature page of Quitclaim Deed]

This is **unimproved** property known as: **P/O 3993 Dickerson Pike, Nashville, TN 37207**

Witness our hands this the 8 day of Nov, 2023.

Charles Winfrey Moore

Linda Moore Maggart

Steven H. Moore

Steven H. Moore

STATE OF ~~AL~~ TN)
COUNTY OF ~~Madison~~)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Winfrey 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of Nov, 2023.

Notary Public
My Commission Expires:

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Moore Maggart**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2023.

Notary Public
My Commission Expires:

STATE OF ALABAMA)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven H. 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of November, 2023.

Notary Public
My Commission Expires: 6/8/24

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 9, 2023**.

Date

D Hardwick

Affiant Signature

November 16, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026