PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch # 1087234 DEEDQC
01/02/2024 09:25:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240102-0000085

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Michael R. Moore Stephanie Moore 1411 Beechwood Ave Nashville, TN 37212	Same	11801000700

For and in consideration of the sum of One and 00/100 ($1.00) Dollar, cash in hand and paid, John Webster, III and Gina R. Cottle, husband and wife, hereinafter called the Grantor, have this day bargained and sold and do hereby transfer, convey, remise, release and forever quitclaim unto Michael R. Moore and Stephanie Moore, husband and wife, hereinafter called Grantee, their heirs and assigns, all of their right, title and interest in and to a parcel of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 94 on the Plan of Belmont Land Company's Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50.0 feet on the southerly side of Beechwood Avenue and extends back between parallel lines along the east margin of 15th Avenue, South, 188.0 feet to an alley.

Being the same property conveyed to Michael R. Moore and Stephanie Moore, husband and wife, a one-half interest and John Webster, III and Gina R. Cottle, husband and wife, a one-half interest by Warranty Deed from Michael L. Fenswick and Carla F. Fenswick, a married couple, dated July 27, 2023, of record in instrument number 20230728-0058314 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1411 Beechwood Avenue, Nashville, TN 37212.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

WITNESS my hand this 27th day of December 2023.

GRANTOR:

John Webster, III

Gina R. Cottle

STATE OF Texas
COUNTY OF Travis

Before me, a Notary Public in and for said State and County, personally appeared John Webster, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal this the 28th day of December, 2023.

Notary Public

My commission expires: 10/08/2025

SANDRA STARSIAKOVA NOTARY PUBLIC STATE OF TEXAS NOTARY ID 128073476 MY COMM. EXP. 10-08-2025

STATE OF Texas
COUNTY OF Travis

Before me, a Notary Public in and for said State and County, personally appeared Gina R. Cottle, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal this the 28th day of December, 2023.

Notary Public

My commission expires: 10/08/2025

SANDRA STARSIAKOVA NOTARY PUBLIC STATE OF TEXAS NOTARY ID 128073476 MY COMM. EXP. 10-08-2025

STATE OF Texas
COUNTY OF Travis

The actual consideration for this transfer is ~~$0.00~~

Affiant

Subscribed and sworn to before me, this 30th day of December, 2023.

NOTARY PUBLIC

My Commission Expires: 10/08/2025

SANDRA STARSIAKOVA
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 128073476
MY COMM. EXP. 10-08-2025