THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	The actual consideration for this transfer is exempt per T.C.A. Sec. 67-4-409(a)(3)(E). Karen Johnson Davidson County Batch # 1087236 DEEDQC 01/02/2024 09:26:46 AM 2 pgs Fees: $12.00 Taxes: $0.00 20240102-0000089

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ryan Moore 103 Holly Forest Nashville, TN 37221	New Owner	Map and Parcel No.: 142-08-0A-013.00

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement and Order executed in that certain case styled ***Ryan Patrick Moore v. Sophie Marie Cape, Docket No. 23D-1158*** **Fourth Circuit Court of Davidson County, Tennessee. Sophie Cape, unmarried** (hereinafter collectively referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Ryan Moore, unmarried,** his heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 13 , on the plan of Phase 1, Coronada, Town Home Condominiums, of record in Plat Book 4860, Page 26, Register's Office for said County, to which plan reference is made for a more complete description, together with appurtenant interest in the common elements of Coronada Condominiums, a horizontal property regime by Master Deed of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and in Book 5869, Page 269, said Register's Office.

Being the same property conveyed to Ryan Moore and Sophie Cape, husband and wife by Warranty Deed from Stephanie Graves, an unmarried woman and Joshua Roetger, an unmarried man, as tenants in common with right of survivorship, dated May 23, 2023 and recorded on May 24, 2023 in Instrument No. 20230524-0039058, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **103 Holly Forest, Nashville, TN 37221.**

Grantor covenants that she is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of December, 2023.

Sophie Cape

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sophie Cape**, 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, at Office, this 21 day of December, 2023.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024