Karen Johnson Davidson County
Batch# 1091441 DEEDQC
01/22/2024 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240122-0003046

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-03-2027

File #23-TLC-6612-CB

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hunter C. Moore	**Same as New Owner**	
(NAME)	(NAME)	**129 01 0 012.00**
6612 Jocelyn Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILDWOOD DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **HUNTER C. MOORE, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 952, on the Plan of West Meade Farms Inc., Section XV, of record in Plat Book 2663, Pages 54 and 55, 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.

Being the same property conveyed to Wildwood Development LLC, a Tennessee limited liability company, by Warranty Deed from Janet Elaine Wiseman, Trustee of the Janet & Thomas Wiseman III Living Trust, established by the Revocable Trust Agreement of Thomas A. Wiseman III and Janet Elaine Wiseman dated June 30, 2022, of record in Instrument No. 20230726-0057645, in the Register's Office of Davidson County, Tennessee, dated July 25, 2023, and recorded on July 26, 2023.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 6612 Jocelyn Hollow Road, Nashville, TN 37205.

Witness my/our hand(s) this the 8 day of January, 2024.

WILDWOOD DEVELOPMENT, LLC, a Tennessee Limited Liability Company

By: _____
Hunter Moore, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared HUNTER MOORE, SOLE MEMBER of WILDWOOD DEVELOPMENT, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be SOLE MEMBER of WILDWOOD DEVELOPMENT, LLC, the within named bargainor, a Limited Liability Company, and that such HUNTER MOORE, SOLE MEMBER of WILDWOOD DEVELOPMENT, LLC as such SOLE MEMBER, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as SOLE MEMBER.

Witness my hand and sea this 8 day of January, 2024.

_____
Notary Signature
My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Hunter C. Moore
6612 Jocelyn Hollow Road
Nashville, TN 37205

True Copy Certification

I, **Tammy Carney,** 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 this the 8 day of January, 2024.

Affiant Signature
Date 1-8-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024