Karen Johnson Davidson County
Batch # 1093859 DEEDQC
01/25/2024 08:17:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240125-0004893

This Instrument Prepared by:
R. Scott Pearson, Attorney
The Pearson Law Firm, PLLC
8904 Sony Lane
Knoxville, Tennessee 37923

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into this the ~~11~~ 9th (KRK) day of January, 2024, by and between **TAYLER MOORE,** hereinafter known as Party of the First Part, and **DANIEL MOORE,** hereinafter known as the Party of the Second Part;

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the parties of the first part have this day quitclaimed, and do by these presents hereby quitclaim, transfer and convey unto the party of the second part, their heirs, successors, and assigns, all of their right, title, and interest in and to the hereinafter described real estate and more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, and being Lot 66 on the Plan of Phase 2 of Clairmont, of record in Plat Book 6050, Page 323, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

DESIGNATED as Tax ID No. 162-01-0B-066.00-CO

BEING the same property conveyed to Daniel Moore and wife, Tayler Moore, by Deed dated May 8, 2020, recorded May 12, 2020, and of record in Instrument No. 20200512-0049195, in the Register's Office for Davidson County, Tennessee. This conveyance is made pursuant to that certain Final Decree of Divorce, entered February 9, 2021, and of record in Case No. 20D1689, in the Third Circuit Court for Davidson County, Tennessee.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE SUBJECT PROPERTY HEREIN CONVEYED. A TITLE EXAMINATION WAS NOT CONDUCTED FOR THIS CONVEYANCE. THE PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE LEGAL DESCRIPTION OTHER THAN IT IS ACCURATELY TRANSCRIBED FROM THE PRIOR DEED OR PLAT OF RECORD. THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE PARTIES OF THE FIRST AND SECOND PART.

THIS CONVEYANCE is made subject to all applicable restrictions, easements, building setback lines and conditions of record in said Register's Office.

This instrument and the interest hereby released and quit-claimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the following signature on this day and year first above written.

TAYLER MOORE

STATE OF Arizona

COUNTY OF Maricopa

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **TAYLER MOORE,** with whom I am personally acquainted and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 9th day of January, 2024.

Notary Public

Notary Public State of Arizona
Maricopa County
Kim R King
My Commission Expires 9/1/2025
Commission Number 609777

My Commission Expires: 09-01-2025

STATE OF Arizona

COUNTY OF Maricopa

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$00.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand, this the 9th day of January, 2024.

Affiant

WITNESS my hand and official seal, this the 9th day of January, 2024.

Notary Public State of Arizona
Maricopa County
Kim R King
My Commission Expires 9/1/2025
Commission Number 609777

Notary Public

My Commission Expires: 09-01-2025

OWNER AND RESPONSIBLE TAXPAYER:
DANIEL MOORE
479 Claircrest Drive
Antioch, Tennessee 37013

PROPERTY ADDRESS:
479 Claircrest Drive
Antioch, Tennessee 37013