Karen Johnson Davidson County
Batch# 1097551 DEEDQC
02/02/2024 01:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240202-0007565

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Moore Family TCP Trust	Moore Family TCP Trust	130 13 0 051.00
4422 East Brookfield Ave.	3310 West End Ave #540	
Nashville, TN 37205	Nashville, TN 37203	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, R. L. Moore, Trustee of the EB Trust (the "Grantor"), does hereby quitclaim, transfer and convey all of the Grantor's right, title and interest in and to the following described property to the Moore Family TCP Trust dated January 30, 2024 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Revised Plan of B.E. Woodard's Warner Park Subdivision, of record in Plat Book 1130, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R. L. Moore, Trustee of the EB Trust by Warranty Deed dated May 15, 2015, from Barry Dean, Trustee for the 4422 East Brookfield Trust of record at Instrument No. 20150611-0055328, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 4422 East Brookfield Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The Co-Trustees shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Moore Family TCP Trust dated January 30, 2024, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

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IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 30th day of January, 2024.

GRANTOR:

EB TRUST

R. L. Moore, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared R. L. Moore, Grantor, who upon oath acknowledged that he is the Trustee of the EB Trust, 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 seal at office in Nashville, Tennessee, this 30th day of January, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is zero dollars ($0.00).

R. L. Moore, Affiant

Subscribed and sworn to before me this 30th day of January, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
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CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 January 30, 2024.

Andrea J. Sinclair

Andrea J. Sinclair

02/02/2024

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of February, 2024.

Notary Public

My Commission Expires: 7/7/25

