**THIS INSTRUMENT PREPARED BY:**

**Richard K. Smith**
**PARKER, LAWRENCE, CANTRELL & SMITH, PLLC**
**100 Westwood Place, Suite 310**
**Brentwood, TN 37027**
**(615) 255-7500**

**T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and the valuation oath is unnecessary as this deed is used to evidence the distribution of the property to a beneficiary.**

| **Address New Owner As Follows:** | **Send Tax Bills To:** | **Map-Parcel Numbers** |
|---|---|---|
| Benjamin Porteous Moore IV and Faith Douglass Moore<br>4328 Sneed Rd.<br>Nashville, TN 37215 | -SAME- | **Map & parcel- 130 08 0 054.00** |

# EXECUTOR'S QUITCLAIM DEED

Eugenia M. Moore (Gene McFarland Moore) having died on April 25, 2023, leaving a will dated December 7, 2020. The will was admitted to probate on October 12, 2023, in the Probate Court of Davidson County, Tennessee, Docket Number 23P1809. The will named Susan Hudson as Executor. The Executor is duly qualified. All debts of the decedent have been paid. The Executor, by signing this Deed releases any right the Executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of Eugenia M. Moore, the Executor, Susan Hudson quitclaims to Benjamin Porteous Moore IV and Faith Douglass Moore all right, title and interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the north half of Lot No. 20 on the Map of Belle Meade Annex Subdivision, of record in Book 547, page 66, Register's Office for said County.

Said part of said lot fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to a dead line.

BEING the same property conveyed to Ben P. Moore, Jr. and wife, Gene McFarland Moore by Warranty Deed from Reuben A. Parker, Jr. and wife, Mary Alice Parker of record in Book 3220, page 259, Register's Office, Davidson County, Tennessee, the said Ben P. Moore, Jr. having died April 8, 2006.

Karen Johnson Davidson County
Batch # 1097579 DEEDQC
02/02/2024 02:40:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240202-0007602

The Last Will and Testament of Benjamin Porteous Moore (Ben P. Moore, Jr.) was filed with the Probate Court of Davidson County Tennessee on May 16, 2006, being Docket No. 06P763. Ben P. Moore, Jr. conveyed his one-half (1/2) interest in said property to his wife, Eugenia M. Moore.

Said properly is conveyed subject to such limitations, restrictions and encumbrances of record in the Register's Office, Davison County, Tennessee.

**THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF. THE PARTIES HERETO RELEASE RICHARD K. SMITH AND PARKER, LAWRENCE, CANTRELL & SMITH FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED AND SHALL HOLD HARMLESS AND INDEMNIFY RICHARD K. SMITH AND PARKER, LAWRENCE, CANTRELL & SMITH FROM ALL LIABILITY, CLAIMS AND DAMAGES RESULTING THEREFROM.**

This improved property is known as 4328 Sneed Rd., Nashville, Davidson County, Tennessee.

This transfer is by QuitClaim and I make no warranties about the title.

IN WITNESS WHEREOF, the undersigned has executed this instrument at Nashville, Tennessee this 2 day of February, 2024.

Estate of Eugenia M. Moore

By: Susan Hudson
Susan Hudson, Executor

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a notary public in and for the said County and State, Susan Hudson, Executor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes therein contained.

Witnesses my hand and seal this 2 day of February, 2024.

Notary Public

My Commission Expires:
4/7/2026

SHANE ALAN RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 4-7-2026