This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-12427-RR

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 26TH day of February, 2024.

Notary Public
My Commission Expires: 3/3/2026

Karen Johnson Davidson County
Batch# 1105102 DEEDQC
02/27/2024 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240227-0013406

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James R. Moore 612 Treeline Ct. Nashville, TN 37221	New Owner	155-00-0-006.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Louis C. Chanatry, married** ** ("Grantor") do/does hereby quitclaim and convey unto **James R. Moore** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Lying and being in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod pin on the West margin of McCrory Lane (25 feet from the center) located North 21 degrees 56 minutes 4 seconds West 1101.96 feet from the centerline intersection of McCrory Land and Russell Road and the Northeast corner of Noel B. Tulipan (ref. Deed Book 6606, Page 936 in the Register's Office of Davidson County, Tennessee); thence leaving McCrory Lane and with Tulipan's North line, South 82 degrees 00 minutes 00 seconds West passing a concrete post at 22.87 feet, in all 592.40 feet in all existing concrete post, Tulipan's Northwest corner; thence leaving Tulipan and with four new lines: South 59 degrees 40 minutes 35 seconds West 200.88 feet to an iron pin; thence North 14 degrees 10 minutes 09 seconds West 448.96 feet to an iron pin set; thence South 83 degrees 20 minutes 52 seconds East 681.30 feet to an iron pin set in a fence; thence North 88 degrees 44 minutes 45 seconds East 159.53 feet to an iron pin set on the West margin of McCrory Lane; thence with the West margin of McCrory Lane, South 11 degrees 04 minutes 04 seconds East 69.62 feet to an iron pin set; thence with a curve to the right having the following characteristics: Delta = 00 degrees 42 minutes 47 seconds; Radius = 8806.55 feet; Arc = 109.59 feet; Tangent = 54.80 feet; Chord = South 10 degrees 42 minutes 40 seconds East 109.59 feet, to the point of beginning, and containing 5.00 acres, more or less, according to a survey by Randolph L. Chapdelaine, RLS No. 1444, 7111-B Sweetgum Road, Fairview, Tennessee 37062 and dated September 10, 1998.

Being the same property conveyed to Louis C. Chanatry and James R, Moore by Warranty deed MC Creative, LLC of record in Instrument No. 20220713-0080588 Register's Office for Davidson County, Tennessee, dated July 13th, 2022 and recorded on July 13, 2022.
** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **8519 McCrory Lane, Nashville, TN 37221**

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.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2024.

GRANTOR:

Louis C. Chanatry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Louis C. Chanatry the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executeD the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26TH day of February 2024.

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/2026

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 2/26/2024

Affiant Signature

2/27/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of February 2024..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

