THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 14th day of March, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1112976 DEEDQC
03/20/2024 10:22:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240320-0019184

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

QUITCLAIM DEED

Address New Owner: Derrick Montreal Moore and Martesha Johnson Moore 1724 Windover Drive Nashville, TN 37218	Send Tax Bills To: New Owner	Tax Information: 069-11-0-014.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Derrick R. M. Moore, a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Derrick Montreal Moore and Martesha Johnson Moore, husband and wife,** their heirs and assigns, all of his interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Gardner's Gold Coast Subdivision of record in Plat Book 2133, Page 79, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 is more particularly described as follows: Beginning at a point in the Northerly margin of Windover Drive, the common corner of Lots 1 and 14 on said Plan; thence with the line between said two lots, Northwestwardly 219.9 feet to a point; thence North 62 degrees 35 minutes East 245.3 feet to a point in the Westerly margin of the Hydes Ferry Pike; thence with the Westerly margin of the same, Southeastwardly 116.0 feet to a point; thence Southwardly around a curve with a radius of 24.54 feet, 4.73 feet to a point in the Northerly margin of Windover Drive; thence with the Northerly margin of the same, Southwestwardly 210 feet to the point of beginning.

Being the same property conveyed to Derrick R. M. Moore, an unmarried man by Warranty Deed from Michael J. Christman, an unmarried man of record in Instrument No. 20170403-0032091 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 03, 2017.

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. This conveyance, however, is made without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of March, 2024.

Derrick R. M. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Derrick R. M. Moore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of March, 2024.

Notary Public
My Commission Expires: _____

