QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Aundra R. Moore, Marsha Merriweather Moore
Affiant

Subscribed and sworn to me on March 22, 2024.

NOTARY PUBLIC

My Commission Expires: 08/08/2025

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marsha Merriweather Moore & Aundra R. Moore 301 Hadley's Bend Old Hickory, TN 37138	Marsha Merriweather Moore & Aundra R. Moore 4856 Lickton Pike Whites Creek, TN 37189	A Portion Of 063 08 0 066.00

Karen Johnson Davidson County
Batch # 1130146 DEEDQC
05/02/2024 01:27:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240502-0032310

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to

this instrument.

KNOW ALL MEN BY THESE PRESENTS that Marsha Merriweather Moore and husband, Aundra R. Moore, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Marsha Merriweather Moore and husband, Aundra R. Moore, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Beginning at an Iron Rod (Found) in the west margin of Hadley's Bend Blvd., said Iron Rod being the northeast corner of the property conveyed to Marsha M. & Aundra R. Moore by DB-20151116-0116266 R.O.D.C., TN., said Iron Rod also being the southeast corner of the property conveyed to Victor L. Franklin as evidence in Deed Book 5302 Page 648 R.O.D.C., TN; thence, with the west margin of Hadley's Bend Blvd. South 27°23'35" West 26.00' to an Iron Rod (Set), said Iron Rod also being the southeast corner of Lot 15; thence, leaving the west margin Hadley's Bend Blvd. North 77°48'20" West 157.40' to an Iron Rod (Set) in the East margin of Cumberland Avenue; thence, with the east margin of Cumberland Avenue North 11°52'21" East 25.00' to an Iron Rod (Found) said rod being the southwest corner of the Franklin property; thence, South 77°50'15" East 164.36' to the Point-of-Beginning; containing 4,029 S.F. or 0.09 Acres more or less.

Being a portion of the same property conveyed to Marsha Merriweather Moore and husband, Aundra R. Moore by Quitclaim Deed from Paulette Coleman and Paul Harris, dated October 25th, 2015 and recorded November 16th, 2015 of record in Instrument No. 20151116-0116266, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and

encumbrances as may affect the premises.

WITNESS my hand on March 22, 2024

Marsha Merriweather Moore

Aundra R. Moore

STATE OF Tennessee

COUNTY OF Davidson

On March 22, 2024, before me personally appeared Marsha Merriweather Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 22nd March, 2024.

NOTARY PUBLIC

My Commission Expires:
09/08/2025

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

On March 22, 2024, before me personally appeared Aundra R. Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 22nd March, 2024.

NOTARY PUBLIC

My Commission Expires:
2/08/2027

