Karen Johnson Davidson County
Batch# 1134858 DEEDQC
05/15/2024 11:20:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240515-0035938

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--

Jeffrey Scott Moats, Trustee, Affiant

Subscribed and sworn to before me, this 9th day of May, 2024.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffrey Scott Moats and Sarah Beidler Moats, Trustees 301 Maybelle Lane Nashville, Tennessee 37205	SAME	130 09 0 081.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey Scott Moats and wife, Sarah Beidler Moats**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jeffrey Scott Moats and Sarah Beidler Moats, Trustees of the Jeffrey & Sarah Moats Living Trust, established by the Revocable Trust Agreement of Jeffrey Scott Moats and Sarah Beidler Moats dated May 9, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 9th day of May, 2024.

Jeffrey Scott Moats

Sarah Beidler Moats

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Scott Moats and Sarah Beidler Moats, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of May, 2024.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 4 on the Plan of Warner Courts, as of record in Book 2083, page 97, as revised in Instrument No. 20140110-0002711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 4 fronts 106.45 feet on the west side of Maybelle Lane and runs back between lines 163.9 feet on the southerly line and 174.5 feet on the northerly line and along the southerly margin of an unnamed private road to a dead line on which it measures 155.2 feet.

Being the same property conveyed to Jeffrey Moats and wife, Sarah Moats by deed from Robert G. Carlson and wife, Heather M. Carlson, of record as Instrument No. 20140122-0005810, and as further corrected by Scrivener's Affidavit of record as Instrument No. 20140211-0011997, Register's Office for Davidson County, Tennessee.

Jeffrey Scott Moats and Jeffrey Moats are one and the same person. Sarah Beidler Moats and Sarah Moats are one and the same person.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Warner Courts Subdivision, ofrecord in Plat Book 2083, page 97, as amended in Instrument No. 20140110-0002711, Register's Office for Davidson County, Tennessee.
b. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6581, page 149, Register's Office for Davidson County, Tennessee.

This is improved property known as 301 Maybelle Lane, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do 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 5/9/24.

5/15/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of May, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

