Karen Johnson Davidson County
Batch# 1149130 DEEDQC
06/20/2024 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240620-0046344

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Parcel ID Number:
Peggy Jean Moore Revocable Trust Peggy Jean Moore, Trustee 33 Northumberland Nashville, TN 37215	Same	130-12-A-5

QUITCLAIM DEED

Sam Moore (the "Decedent") died testate on June 1, 2018, leaving a Last Will and Testament dated March 27, 2008, which has been probated and properly recorded under Docket No. 18P-1112 in the Seventh Circuit Court for Davidson County, Tennessee. Peggy Jean Moore and Samuel Joseph Moore are the duly qualified and acting Co-Executors of the Estate of Sam Moore, who owned the real property described below (the "Property") as tenants by the entirety with his wife, Peggy Jean Moore. Pursuant to the death of the Decedent, the Property passed by operation of law to Peggy Jean Moore.

NOW THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Peggy Jean Moore, an unmarried widow (the "Grantor") hereby quitclaims and conveys to Peggy Jean Moore, as Trustee of the Peggy Jean Moore Revocable Trust, and her heirs, successors and assigns (collectively, the "Grantee"), all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Northumberland of record in Book 6250, pages 128 and 129, Register's Office for said County, and as amended by Surveyor's Certificate of Correction of record in Book 6386, page 194, said Register's Office.
>
> Being the same property conveyed to Sam Z. Moore and wife, Peggy Moore by Warranty Deed from Randall A. Waller and wife, Carol E. Waller, of record in Book 9401, pages 918 – 921.

This is improved property known as 33 Northumberland, Nashville, Tennessee 37215.

The above description is identical to that contained in the prior deed of record on this property.

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

IN WITNESS WHEREOF, Grantor executed this instrument on this 8th day of June 2024

GRANTOR:

Peggy Jean Moore

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Peggy Jean More, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of June 2024

ANGIE MCREYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: June 26, 2027

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

No transfer tax is owed on this transfer because it is a transfer by a transferor to a revocable living trust created by the transferor. *See* Tenn. Code Ann. § 67-4-409(a)(3)(F).

Affiant

WITNESS my hand, at office, this 8th day of June 2024

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
ANGIE MCREYNOLDS

Notary Public
My Commission Expires: June 26, 2027

Certificate of Authenticity

I, Lucretia Albert, 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 June 20, 2024.

Date

Lucretia Albert

Affiant Signature

06/20/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of June, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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