Karen Johnson Davidson County
Batch# 1154332 DEEDQC
07/08/2024 09:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240708-0050657

After recording return to:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-464563

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 033-05-0-022-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 26 day of June, 2024, by and between

Robert E. Moore, a married man, joined by his spouse, Gladys Moore, residing at 204 Birdwell Court, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and

Robert E. Moore and Gladys Moore, a married couple, as joint tenants with right of survivorship, residing at 204 Birdwell Court, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Birdwell Subdivision, of record in Book 8250, page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same which Cornerstone Investments, Inc., by Deed dated August 31, 2010 and recorded September 8, 2010 in the County of Davidson, State of Tennessee in Instrument Number 20100908-0071564 conveyed unto Robert E. Moore.

Property Address: 204 Birdwell Court, Goodlettsville, TN 37072

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Robert E. Moore

Robert E. Moore

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robert E. Moore**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson, this 26 day of June, 2024.

Notary Public Kanosha Smith

Print Name: Kanosha Smith

My Commission expires: 8/17/2025

KANOSHA SMITH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
08/17/2025
COUNTY OF RUTHERFORD

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Gladys Moore

Gladys Moore

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Gladys Moore**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson, this 26 day of June, 2024

Notary Public Kanosha Smith

Print Name: Kanosha Smith

My Commission expires: 8/17/2025

KANOSHA SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/17/2025
COUNTY OF RUTHERFORD

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Robert E. Moore Gladys Moore
Affiant

Print Name: Robert E. Moore Gladys Moore

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 26 day of June, 2024.

Notary Public Kanosha Smith

Print Name: Kanosha Smith

My Commission expires: 8/17/2025

KANOSHA SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/17/2025
COUNTY OF RUTHERFORD

Name and address for person(s) responsible for taxes:

Robert E. Moore and Gladys Moore
204 Birdwell Court
Goodlettsville, TN 37072

Name and address of property owner:

Robert E. Moore and Gladys Moore
204 Birdwell Court
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Melissa Killmore 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-26-2024 (date of document).

Melissa Killmore
Affiant Signature

JUNE-26-2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 26 day of JUNE, 2024.

Shannon M Veltre
Notary's Signature

MY COMMISSION EXPIRES: 06/24/2028

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M VELTRE - Notary Public
Allegheny County
My Commission Expires June 24, 2028
Commission Number 1270193