Karen Johnson Davidson County
Batch # 1161029 DEEDQC
07/23/2024 02:18:06 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240723-0055489

PREPARED BY (AND RETURN TO):
IVEY TITLE LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gwendolyn Moore Moore Family Trust dated April 11, 1997 238 Myhr Green Nashville, TN 37221	Gwendolyn Moore Moore Family Trust dated April 11, 1997 238 Myhr Green Nashville, TN 37221

TAX MAP-PARCEL NUMBERS: 142070C04500CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, and in order to extinguish the right of survivorship between the owners of the fractional interests, the undersigned **Gwendolyn Moore, as to a 59.46% interest and James C. Moore, III and Sharyn S. Moore, as Trustees of the Moore Family Trust, dated April 11, 1997, as to a 40.54% interest, as tenants in common, with right of survivorship,** hereinafter called the **Grantor**, have bargained and sold, and by these presents does hereby transfer, quitclaim and convey, unto **Gwendolyn Moore, as to a 59.46% interest and James C. Moore, III and Sharyn S. Moore, as Trustees of the Moore Family Trust, dated April 11, 1997, as to a 40.54% interest, as tenants in common,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 45 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 7900, page 24, as amended in Book 7900, page 778, and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Gwendolyn Moore, as to a 59.46% interest and James C. Moore, III and Sharyn S. Moore, as Trustees of the Moore Family Trust, dated April 11, 1997, as to a 40.54% interest, as tenants in common, with right of survivorship, by Warranty Deed from Madeleine Y. Fouts a 21.43% interest, Michael S. Yucevicius, Trustee of the Michael and Kathleen Yucevicius Family Trust dated May 18, 2010 a 21.43% interest, Mary Jo Sumnicht a 21.43% interest, Margo Domino a 7.15% interest, Megan Sumnicht a 7.14% interest, Maxwell Sumnicht a 7.14% interest, Dalton Fouts a 7.14% interest, and Nathan Fouts a 7.14% interest, recorded on July 17, 2023, of record in Inst. No. 20230717-0054841, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property known as: 238 Myhr Green, Nashville, TN 37221

WITNESS THE EXECUTION HEREOF on the dates shown in the notary acknowledgement.

James C. Moore, III, Trustee

Sharyn S. Moore, Trustee

Gwendolyn Moore

State of _____

County of _____

On _____, 2024, before me the undersigned authority, personally appeared **James C. Moore, III,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: _____

* SEE ATTACHED

State of _____

County of _____

On _____, 2024, before me the undersigned authority, personally appeared **Sharyn S. Moore,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: _____

SEE ATTACHED NOTARY

State of Tennessee

County of Davidson

On June 24, 2024, before me the undersigned authority, personally appeared **Gwendolyn Moore,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: _____

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

_____
Affiant

Sworn and subscribed before me on July 18, 2024.

_____
Notary Public

My Commission Expires: _____

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA BARBARA }

On JULY 1, 2024 before me, DAVID L. GERSUK, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared _____
Name(s) of Signer(s)
JAMES C. MOORE AND SHARYN S. MOORE,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DAVID L. GERSUK
Notary Public - California
Santa Barbara County
Commission # 2352093
My Comm. Expires Apr 13, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: QUITCLAIM DEED
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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