Karen Johnson Davidson County
Batch# 1164490 DEEDQC
07/31/2024 09:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240731-0057884

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3146000

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

Tax ID No.: 168-00-0-176-00

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 July, 2024, by and between **Stacie A. Moore, an unmarried woman, individually and as surviving joint tenant of Howard A. Moore, who passed away on 12/04/2021,** residing at 8530 Old Harding Pike, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Stacie A. Moore, an unmarried woman,** residing at 8530 Old Harding Pike, Nashville, TN 37221, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 8530 Old Harding Pike, Nashville, TN 37221

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.

Stacie A. Moore

Stacie A. Moore

STATE OF Tennessee
COUNTY OF Davidson

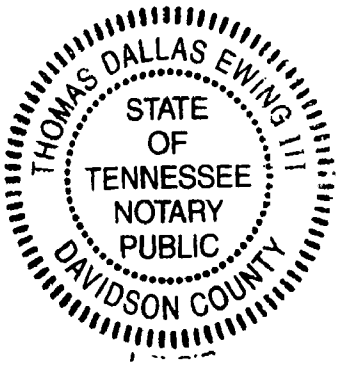
Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Stacie A. Moore, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument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

Witness my hand and seal, at office in Davidson City, this 20th day of July, 2024.

Thomas Dallas Ewing III

Notary Public

My Commission expires: 5-3-2027



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.

Stacie A. Moore
Affiant

Print Name: Stacie A. Moore

STATE OF Tennessee
COUNTY OF Davidson

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

Thomas Dallas Ewing III
Notary Public
My Commission Expires: 5-7-2027

THOMAS DALLAS EWING III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Stacie A. Moore
8530 Old Harding Pike
Nashville, TN 37221

Name and address of property owner:

Stacie A. Moore
8530 Old Harding Pike
Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

Beginning at a point in the West margin of Old Harding Road; said point being the Southeast corner of Nadine King's property; thence with the Westerly margin of Old Harding Road South 14° 06' 38" East, 124.60 feet to an iron pin; thence South 83° 39' 43" West, 364.31 feet to an iron pin; thence North 04° 49 38" West, 123.50 feet to a tree in a fence line being Nadine Kings' South line; thence North 84° 19' 10" East, 192.62 feet to a post in said fence line, thence continuing with said line North 49° 36" East, 151.61 feet to the beginning.

Being the same property as conveyed from Betsy Wilson formerly known as Barbara E Jensen, unmarried to Stacie A Moore And Howard A Moore, joint tenants with right of survivorship as set forth in Deed Instrument #20070130-0012409 dated 01/25/2007, recorded 01/30/2007, DAVIDSON County, TENNESSEE.

Parcel ID Number: 158-00-0-176-00

Property commonly known as: 8530 Old Harding Pike, Nashville, TN 37221

Tennessee Certification of Electronic Document

I, Sophea Keo, 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 July 20, 2024 (date of document).

Affiant Signature

7/30/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

146000 Deed

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