Karen Johnson Davidson County
Batch # 1170463 DEEDQC
08/16/2024 08:52:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240816-0062711

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
The 2024 Moore Community Property Trust 4030 Sunnybrook Drive Nashville, TN 37205	The 2024 Moore Community Property Trust 4030 Sunnybrook Drive Nashville, TN 37205	130 04 0 011.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(1)(C)(vii), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David R. Moore** and wife, **Jennifer L. Halpern-Moore**, by these presents do hereby quitclaim and convey unto **David R. Moore and Jennifer H. Moore, as Trustees of The 2024 Moore Community Property Trust** created pursuant to instrument of revocable trust dated August 12, 2024, their successors and assigns, with the right and ability to sell, encumber and otherwise convey without the joinder of any beneficiary, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the south 112.5 feet of Lot 17 on the Plan of the Resubdivision of part of Royal Oaks Subdivision, of record in Book 1424, Page 31, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 17 fronts 112.5 feet on the easterly side of Sunnybrook Drive, formerly Altamont Avenue and extends back between lines 317.35 feet, more or less.

Being the same property conveyed to David R. Moore and Jennifer L. Halpern-Moore, husband and wife, by Warranty Deed from Carpenter Construction, Inc., a Tennessee corporation, of record as Instrument No. 20080219-0015861 in the Register's Office for Davidson County, Tennessee, and subsequently conveyed to David R. Moore and Jennifer L. Halpern-Moore, as Tenants in Common by Quitclaim Deed from David R. Moore and Jennifer L. Halpern-Moore, as Tenants by the Entirety, and by J. Allen Reynolds III, Trustee, of record as Instrument No. 20080505-0046333, said Register's Office.

This is improved property, known as 4030 Sunnybrook Drive, Nashville, Tennessee 37205.

WITNESS my hand this 12th day of August, 2024.

David R. Moore

Jennifer L. Halpern-Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **David R. Moore** and **Jennifer L. Halpern-Moore**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 12th day of August, 2024.

Notary Public

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-11-25

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