Karen Johnson Davidson County
Batch# 1193619 DEEDQC
10/15/2024 11:23:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241015-0079809

Prepared from information submitted by the parties without examination or opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
John E. Moser, et. al. Trustees 309 Highland Heights Drive Goodlettsville, TN 37072	Same as new owner	Map 25-15 Parcel 026.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, We, **John Edward Moser and wife Shirley Elaine Moser,** quitclaim and convey to **John E. Moser and Shirley E. Moser, Trustees of the John and Shirley Moser Living Trust u/a/d October 11, 2024**, and their successors in trust, all of our right, title and interest in and to the following described land in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Highland Heights Acres, of record in Plat Book 3700, Page 97, as revised by instrument of record in Book 4633, Page 444, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said Lot.
>
> Being the same property conveyed to John Edward Moser and wife Shirley Elaine Moser by warranty deed from Thomas L. Cunningham, III, of record as Instrument 20101112-0090813, said Register's Office. John Edward Moser is the same person as John E. Moser. Shirley Elaine Moser is the same person as Shirley E. Moser.
>
> **This is improved property located at 309 Highland Heights Drive, Goodlettsville, Davidson County, Tennessee.**

The preparer renders no opinion and makes no representation with respect to any matter of title, survey, tax or public benefit consequences, or the status of any undertaking by which the property is encumbered.

Witness the signatures of the Grantors this date: 10/11/2024.

John E. Moser

Shirley E. Moser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **John E. Moser and Shirley E. Moser**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 10/11/2024

Notary Public

My commission expires: 7/10/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is **$ -0- .**

Affiant

Sworn to and subscribed before me this date: 10/11/2024

7/10/2026
Commission Expires

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law this date: 10/11/2024, 2024.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 05-09-2028

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY