Karen Johnson Davidson County
Batch # 1195233 DEEDQC
10/18/2024 10:33:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241018-0080959

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lindsey S. Moffatt 2402 Belmont Boulevard Nashville, TN 37212	Lindsey S. Moffatt 2402 Belmont Boulevard Nashville, TN 37212	Map 104-16 Parcel 390.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lindsey S. Moffatt, Trustee of the Moffatt Revocable Trust dated April 11, 2019, and Kathryn Hannen Walker, Successor Trustee of the Moffatt Revocable Trust dated April 11, 2019, collectively, the GRANTORS, have bargained and sold, and by these presents do quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto to Lindsey S. Moffatt, GRANTEE.

BEING the same property conveyed to Mark B. Moffatt and Lindsey S. Moffatt, Trustees of the Moffatt Revocable Trust dated April 11, 2019, by Special Warranty Deed of record as Instrument No. 20190412–0033749, Register's Office for Davidson County, Tennessee.

This is improved property which has the address of 2402 Belmont Boulevard, Nashville, Davidson County, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness the execution of this Deed by the undersigned as of this the 17th day of October, 2024.

(signatures on following pages)

GRANTOR:

Lindsey S. Moffatt, Trustee of the
Moffatt Revocable Trust dated April 11, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lindsey S. Moffatt, Trustee of the Moffatt Revocable Trust dated April 11, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as Trustee on behalf of the Trust.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 17th day of October, 2024.

Notary Public

My Commission Expires: 3/9/2027

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 17th day of October, 2024.

Notary Public

My Commission Expires: 3/9/2027

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

GRANTOR:

Kathryn Hannen Walker, Successor Trustee of the Moffatt Revocable Trust dated April 11, 2019

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kathryn Hannen Walker, Successor Trustee of the Moffatt Revocable Trust dated April 11, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as Successor Trustee on behalf of the Trust.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 17th day of October, 2024.

Emma Marshall

Notary Public

My Commission Expires: 3/9/2027

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

EXHIBIT A

LEGAL DESCRIPTION

Certain real property situated and lying in Davidson County, Tennessee, being more particularly described as follows to wit:

Being the north part of Lot No. 117 on the map of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 117 fronts 45 feet on the east side of Belmont Boulevard, and runs back between lines, 183 feet more or less to an alley in the rear on which it measures 74 feet.