QUITCLAIM DEED

Karen Johnson
Batch # 1206826
11/20/2024 08:47:38 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241120-0090038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

James W. Moore Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Nov., 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bobbie A. Moore	**Same as New Owner**	
(NAME)	(NAME)	**05910023000**
3911 Crouch Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBIE A. MOORE AND SON, JAMES W. MOORE, JR.**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BOBBIE A. MOORE, A LIFE ESTATE, FOR THE DURATION OF HER LIFE, THEN TO JAMES W. MOORE, JR. AND PAIGE A. MOORE, REMAINDERMEN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON**COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 597 on the Plan of Haynes Manor Section V, as of record in Book 4460, page 35, and amended in Book 4650, page 232, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 63.0 feet on the westerly side of Crouch Drive and extends back 135 feet on the northerly line and 137.5 feet on the southerly line to a dead line in the rear, measuring 71.23 feet thereon.

BEING the same property conveyed to Bobbie A. Moore and son, James W. Moore Jr., by Warranty Deed from Robert W. Batts, Jr., a single person, of record in Book 4961, page 667, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3911 Crouch Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 14 day of November, 2024.

James W. Moore Jr
James W. Moore, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. MOORE, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 day of November, 2024.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Witness my/our hand(s) this the 23 day of October, 2024.

Bobbie A. Moore

Bobbie A. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23 day of October, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212