Karen Johnson Davidson County
Batch# 1223391 DEEDQC
01/06/2025 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250106-0001050

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37206

QUITCLAIM DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Number
Marissa Moses Russ, Trustee of the Moses QPRT Continuation Trust 1210 Chickering Road Nashville, TN 37215	Marissa Moses Russ, Trustee of the Moses QPRT Continuation Trust 1210 Chickering Road Nashville, TN 37215	130 14 0 044.00

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, MARISSA MOSES RUSS, TRUSTEE OF THE MARLENE ESKIND MOSES 12-YEAR QUALIFIED PERSONAL RESIDENCE TRUST, by these presents do hereby quitclaim and convey unto MARISSA MOSES RUSS, TRUSTEE OF THE MOSES QPRT CONTINUATION TRUST, her successors and assigns, with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in and to the following described property:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Belle Meade, Block 4, Section 10, of record in Book 5200, page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 290.9 feet on the easterly margin of Chickering Road and extends back between parallel lines 290.0 feet to a line in the rear on which it measures 289.93 feet thereon.

Being the same property conveyed to Marissa Moses Russ, as Trustee of the Marlene Eskind Moses 12-Year Qualified Personal Residence Trust as to a fifty percent (50%) undivided interest by deed of record in Instrument No. 20121105-0102001, Register's Office for Davidson County, Tennessee. See also deeds of record in Instrument No. 20120904-0079678 and 20220118-0006819, Register's Office for Davidson County.

This is improved property known as 1210 Chickering Road, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this _____ day of December 24, 2024.

MARISSA MOSES RUSS, TRUSTEE OF THE MARLENE ESKIND MOSES 12-YEAR QUALIFIED PERSONAL RESIDENCE TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 24 day of December, 2024.

Notary Public

My Commission Expires:
01-24-2028

DANIELLE MENDELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Marlene Eskind Moses
Affiant

Subscribed and sworn to before me this 24 day of December, 2024.

Notary Public

My Commission Expires:
01-24-2028

DANIELLE MENDELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

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True Copy Certification

I, Wesley D. Turner, 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 December 24, 2024.

Affiant Signature

Date: January 6, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th of January 2025

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

